

**MINUTES OF THE REGULAR COUNCIL MEETING**

**CITY OF SNYDER**

**APRIL 4, 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 Tom Strayhorn  
Attorney for the City, Bryan Guymon

And the following absent:

Councilmember Luann Burleson

**ITEM I. INVOCATION:**

The invocation was given by Councilmember Tom Strayhorn.

**ITEM II. PUBLIC HEARING: ANNEXATION OF A 28.059 ACRE TRACT, SECTION 124, BLOCK 3, H&GN RR COMPANY SURVEY, REQUESTED BY PROPERTY OWNER BLAKE FULENWIDER.**

1. Open. Time: 5:33 p.m.
2. Discussion: City Manager, Merle Taylor stated property owner Blake Fulenwider requested the above property be annexed into the City. The property is a 28.059 acre tract located on Highway 84 and will be used for a Dodge and Chrysler dealership.
3. Close. Time: 5:36 p.m.

**ITEM III. PUBLIC HEARING: ANNEXATION OF A 28.059 ACRE TRACT, SECTION 124, BLOCK 3, H&GN RR COMPANY SURVEY, REQUESTED BY PROPERTY OWNER BLAKE FULENWIDER.**

1. Open. Time: 5:36 p.m.
2. Discussion: Vick Chambers, Planning and Zoning Department stated Blake Fulenwider has submitted a plat that will be considered by the Planning and Zoning Commission board and will come for approval to the City Council. The plans have also been submitted to the Texas Department of Transportation for input on access to the dealership from U.S. Hwy. 84.
3. Close. Time: 5:45 p.m.

**ITEM IV. RECOGNIZE EMPLOYEE OF THE MONTH:**

Mayor Tony Wofford recognized Carlos Bermudez as the Employee of the Month.

**ITEM V. RECOGNIZE VISITORS:**

Mayor Tony Wofford recognized the following visitors:

Bill Crist, Snyder Daily News; Linda Molina, Snyder Chamber of Commerce; Troy Menix, Snyder; Rachael Menix, Snyder; Carlos Bermudez, Snyder.

**ITEM VI. VISITORS/CITIZENS FORUM:**

No Discussion.

**ITEM VII. MINUTES:**

1. Councilmember Steve Highfield made the motion to approve the minutes of the Special Council Meeting, March 21, 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 Highfield made the motion to approve the minutes of the Planning & Zoning Commission Meeting, March 8, 2016.

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

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

**ITEM VIII. BIDS:**

1. Councilmember Steve Rich made the motion to approve the purchase of a John Deere 6105E Tractor from Hurst Farm Supply through Buy Board for \$55,683.82.

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

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

**ITEM IX. OLD BUSINESS:**

1. Councilmember Tom Strayhorn made the motion to adopt on second reading Ordinance No. 2029 regarding the request by Richard Reed of Southern Electric Inc. to abandon the 1800 block of 9<sup>th</sup> Street as captioned below:

**AN ORDINANCE ABANDONING THE PUBLIC RIGHT OF WAY ONLY AND CLOSING A SEGMENT OF 9<sup>TH</sup> STREET LOCATED BETWEEN AVENUE R AND COLLEGE AVENUE, BETWEEN BLOCK 25 AND BLOCK 28 OF THE J.B. CHAMBERS ADDITION TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS. PROVIDING AN EFFECTIVE DATE, AND INSTRUCTING THE CITY SECRETARY TO RECORD A CERTIFIED COPY OF THIS ORDINANCE IN THE DEED RECORDS OF SCURRY COUNTY, TEXAS.**

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

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

**ITEM X. NEW BUSINESS:**

1. Councilmember Rodney Dupree made the motion to approve the 2015 Chamber of Commerce Report.

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

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

2. Councilmember Tom Strayhorn made the motion to approve the specifications for employee health insurance.

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

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

3. Councilmember Vernon Clay made the motion to approve on first reading Ordinance No. 2030 regarding Zone Case #363 changing the N 60' of the W 140' of Lot 2 Block 14, located at 2208 Avenue T from an M-1 Light Manufacturing Zone to an R-3 General Residential Zone.

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

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

4. Councilmember Steve Rich made the motion to approve the final re-plat of parts of Block 25 and Block 28 of the J.B. Chambers addition requested by Richard Reed of Southern Electric Inc. to abandon the 1800 block of 9<sup>th</sup> Street.

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

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

5. Councilmember Steve Rich made the motion to approve on first reading Ordinance No. 2031 amending Ordinance No. 1099 adding regulations regarding solicitation in the public right-of-way as captioned below:

**AN ORDINANCE AMENDING ORDINANCE NO. 1099 TO ADD REGULATIONS REGARDING SOLICITATION IN THE PUBLIC RIGHT-OF-WAY; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

6. Councilmember Vernon Clay made the motion to approve on first reading Ordinance No. 2032 amending the off street parking ratio for businesses as captioned below:

**AN ORDINANCE AMENDING THE OFF STREET  
PARKING RATIO FOR BUSINESSES CALLED FOR IN  
ITEM ELEVEN, SECTION XIV OF CHAPTER 14 OF THE  
SNYDER CODE OF ORDINANCES AND PROVIDING AN  
EFFECTIVE DATE.**

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

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

7. Councilmember Steve Rich made the motion to approve the reappointment of Tom Martin and Richard Reed to the Builders Board of Appeal.

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

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

8. Councilmember Steve Highfield made the motion to approve the reappointment of Keith Pitner and John Lewis to the Planning and Zoning Commission Board.

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

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

9. Councilmember Steve Rich made the motion to approve the reappointment of Duane Seay and Joe Dan Jones and to table the approval of a new board member to the Zoning Board of Adjustment.

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

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

10. Discussion of property tax liens. – City Attorney Bryan Guymon outlined reasons the City of Snyder cannot extinguish demolition liens. The City of Snyder has agreements with other taxing entities that contract with Perdue, Brandon, Fielder, Collins and Mott, LLP Attorneys to handle property taxes. If a property goes to public auction due to unpaid taxes, the proceeds first go to cover the unpaid taxes. Any remaining balance would then go toward subordinate liens such as a City's demolition lien and at that point the total lien is extinguished. In order for the City to forgive a demolition or weed lien on a property that is current on its property taxes, the owner and City can enter into a Chapter 380 agreement. Chapter 380 agreements specifically provide for offering loans and grants of City funds or services at little or no cost to promote state and local economic development and to stimulate business and commercial activity, and have to be for public purpose. Bryan Guymon stated single family residential property would likely not qualify for those agreements. State Law prohibits municipalities from giving away assets, which in the City's case would be extinguishing a lien.

**ITEM XI. EXECUTIVE SESSION: Time – 6:32 p.m.**

Council may act in Open Session on the following item:

1. Certain public power competitive matters. (Section 551.086 Texas Government Code.)

**ITEM XII. RECONVENE IN OPEN SESSION: Time – 7:44 p.m.**

1. Councilmember Rodney Dupree made the motion to allow City Manager Merle Taylor and City Attorney Bryan Guymon to continue negotiations.

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

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

**ITEM XIII. EXECUTIVE SESSION: Time – 7:44 p.m.**

Council may act in Open Session on the following item:

1. Deliberation regarding real property. (Section 551.072 Texas Government Code.)

**ITEM XIV. RECONVENE IN OPEN SESSION: Time – 7:51 p.m.**

1. Councilmember Rodney Dupree made the motion to allow City Manager Merle Taylor to continue negotiations regarding real property.

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

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

**ITEM XV. INFORMATION:**

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

**ITEM XVI. ADJOURNMENT:**

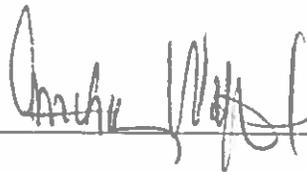
1. Councilmember Rodney Dupree made the motion to adjourn.

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 7:53 p.m.

Mayor



ATTEST:

Snyder City Council  
Regular Council Meeting  
April 4, 2016

  
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City Secretary

Approved: May 2, 2016.