

MINUTES OF THE REGULAR COUNCIL MEETING

CITY OF SNYDER

AUGUST 1, 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 Steve Rich
Councilmember Luann Burleson
Attorney for the City, Bryan Guymon

And the following absent:

Mayor Tony Wofford
Councilmember Vernon Clay
Councilmember Tom Strayhorn

ITEM I. INVOCATION:

The invocation was given by Nathan Hines.

ITEM II. PUBLIC HEARING: MASTER COMPREHENSIVE PLAN FOR THE CITY OF SNYDER.

1. Open. Time: 5:32 p.m.
2. Discussion: Jim Carrillo with Halff & Associates presented the Council with some of the changes added to the plan that include improvements to the college and hospital. Several members of the public addressed concerns questioning the public's access to the plan before it was approved. Bill Crist, Snyder Daily News, expressed the city did not give the public enough information on how to access the plan before the hearing. Ron Shaw, Snyder resident, stated it would be nice if the senior citizens and other members of the public could receive a paper copy. He stated the City needs to promote avenues where the public can see it, have input on it, prioritize and find ways to fund it. Bill Robertson, Snyder Resident, addressed the Council stating the plan needs to focus on bringing something new to Snyder. He encouraged the council to prioritize action items that will diversify the local economy and to take advantage of new opportunities while expanding what the City already has. It was suggested the City take necessary steps to inform the public of the plan, how the public can receive the plan, and present the plan at several civic clubs to receive input on the final draft before it is adopted.
3. Close. Time: 6:05 p.m.

ITEM III. RECOGNIZE EMPLOYEE OF THE MONTH:

Mayor Pro-Tem Steve Highfield recognized Whitney Merket, Osbaldo Lopez, and Mitchell Cole as employee of the month.

ITEM IV. RECOGNIZE VISITORS:

Mayor Pro-Tem Steve Highfield recognized the following visitors:

Bill Crist, Snyder Daily News; Linda Molina, Snyder Chamber of Commerce; Terry Martin, Snyder; Barry Martin, Snyder; Melissa Petty, Hackfeld Real Estate; Keith Hackfeld, Hackfeld Real Estate; Joe Coronado, Development Corporation of Snyder; Shawn Ragland, Development Corporation of Snyder; Bill Lavers, Development Corporation of Snyder; Jim Carrillo, Halff & Associates; Richard Powell, Big Country Electric; Richard Reed,

Southern Electric; Daniel Schlegel, Scurry County Museum; Keith Pitner, Snyder; Troy Lilly, Snyder; Roy Wright, Jacob & Martin; Bill Robertson, Snyder; Bob McCarter, Snyder; Ron Shaw; Snyder.

ITEM V. VISITORS/CITIZENS FORUM:

Barry Martin, Snyder resident, asked the Council why the increase in the base rate for water and sewer were necessary. He stated the increase of \$5.00 for each is a large increase at one time. City Manager Merle Taylor stated the increases were necessary because the enterprise fund does not have a reserve balance and because of the upgrades and maintenance projects on the City's two water plants.

Bob McCarter, Snyder resident, also questioned the increases stating it would put a burden on people working at many local businesses, as well as those on fixed incomes. He suggested cutting back on capital expenses in the coming year and eliminating the increases.

ITEM VI. MINUTES:

1. Councilmember Rodney Dupree made the motion to approve the minutes of the Regular Council Meeting, July 11, 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 Planning and Zoning Commission Meeting July 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 VII. BIDS:

1. Councilmember Steve Rich made the motion to approve the purchase of a Dump Truck for Dept. 25 from Austin Freighliner through Buy Board for \$137,578.

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

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

2. Councilmember Rodney Dupree made the motion to award the bid for a 2400 square foot Awning for Dept. 31 to Goertzen Construction for \$46,000.

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

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

3. Councilmember Steve Rich made the motion to award the bid for a 1500 square foot Wash Bay for Dept. 80 for \$64,000.

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 Rodney Dupree made the motion to adopt on second reading Ordinance No. 2034 repealing Ordinance No. 944 "The Building Code" as captioned below:

AN ORDINANCE OF THE CITY OF SNYDER, TEXAS; PROVIDING THAT ITS CODE OF ORDINANCES BE AMENDED, REPEALING ORDINANCE NO. 944 "THE BUILDING CODE" TO UPDATE VARIOUS SECTIONS OF CHAPTER 3, CODE OF ORDINANCES, TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODES BY PROVIDING THE MINIMUM ACCEPTABLE STANDARDS AND CONDITIONS ESSENTIAL TO THE SAFETY OF STRUCTURES ARE SAFE SANITARY AND FIT FOR HUMAN OCCUPANCY AND USE IN THE CITY; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES; REPEALING THE 2003 INTERNATIONAL BUILDING CODE AND ALL OTHER ORDINANCES AND SECTIONS OF THE ORDINANCES IN CONFLICT THEREWITH.

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 adopt on second reading Ordinance No. 2035 regarding Zone Case #364 changing Lot 5, Block 16 of the Bootheland-West Addition, located at 211 N. Avenue T from a C-1 Commercial Zone to an R-3 Residential Zone.

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. Discussion of 2016-2017 budget. – The proposed general fund budget includes \$7.175 million in revenue and \$7.678 million in expenses which leave a \$502,440 deficit. The City will have to pull from reserves to cover the deficit. If the proposed tax rate of .4410 is adopted, it will generate approximately \$47,099 more in ad valorem revenue than last year. A \$2.50 increase in the base rate for water and a \$2.50 increase in the base rate for sewer was suggested totaling \$5 per month. The increase in base fees would generate approximately \$259,140 in additional revenue. No action was taken.
2. Councilmember Luann Burleson made the motion to approve the Development Corporation of Snyder's 2016-2017 budget as presented by Joe Coronado.

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

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

Shawn Ragland, DCOS Board President, presented the Council a worksheet that showed what DCOS has done in the last five years since Executive Director Bill Lavers was hired. He presented a worksheet that showed how many employees worked at businesses in the SnTx Industrial park before 2011 and how many currently work there and at the DCOS Rail Park, as well as property values and taxes paid by those businesses. He stated the increase in taxable value created at both parks since 2011 was more than \$7.69 million.

3. Councilmember Rodney Dupree made the motion to approve the annual report from the Development Corporation of Snyder as presented by Bill Lavers.

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

Ayes: All members present voted yes.

Noes: None.

4. Councilmember Rodney Dupree made the motion to approve the proposed ad valorem tax rate of .4410.

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

Ayes: All members present voted yes.

Noes: None.

5. No action was taken on scheduling the first public hearing on a tax increase for Monday, August 8, 5:30 p.m. and the second public hearing on Monday, August 15, 5:30 p.m. The City Council proposed an ad valorem tax rate of .4410 which is the lower of the rollback tax rate or the effective tax rate so a public hearing is not required.
6. Councilmember Steve Rich made the motion to approve on first reading Ordinance No. 2036 amending Chapter 5 of the City of Snyder, Texas Code of Ordinances, repealing Ordinance No. 944 and adopting the 2015 edition of the International Fire code as captioned below:

AN ORDINANCE AMENDING CHAPTER 5 OF THE CITY OF SNYDER, TEXAS CODE OF ORDINANCES, REPEALING ORDINANCE NO. 994 AND ADOPTING THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE, SETTING FORTH RULES AND REGULATIONS TO IMPROVE PUBLIC SAFETY BY PROMOTING THE CONTROL OF FIRE HAZARDS, REGULATING THE INSTALLATION, USE AND MAINTENANCE OF EQUIPMENT; REGULATING THE USE OF STRUCTURES , PREMISES AND OPEN AREAS IN THE CITY OF SNYDER; PROVIDING FOR THE ABATEMENT OF FIRE HAZARDS; ESTABLISHING THE RESPONSIBILITIES AND PROCEDURES FOR ENFORCEMENT; SETTING STANDARDS FOR COMPLIANCE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; 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.

7. Councilmember Steve Rich made the motion to approve on first reading Ordinance No. 2037 regarding Zone Case #365 changing Lots 5 & 6 Block 1 of the Bootheland Addition, located at 1903 Gilmore from an M-2 Heavy Manufacturing Zone to an R-3 General Residential Zone.

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

Ayes: All members present voted yes.

Noes: None.

8. Councilmember Rodney Dupree made the motion to approve the revisions to the City of Snyder Tax Abatement Guidelines and Criteria. The revisions include allowing restaurants and retail sales establishments to receive abatement incentives which were previously prohibited and lowering improvement requirements from \$500,000 to \$50,000.

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

Ayes: All members present voted yes.

Noes: None.

ITEM X. EXECUTIVE SESSION: Time – 7:54 p.m.

Council may act in Open Session on the following item:

1. Economic development negotiations. (Section 551.087 Texas Government Code.) Power Sky Capital, LLC

ITEM XI. RECONVENE IN OPEN SESSION: Time – 8:51 p.m.

1. Councilmember Luann Burleson made the motion to allow City Manager Merle Taylor and City Attorney Bryan Guymon to continue negotiations with Power Sky Capital, LLC.

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

Ayes: All members present voted yes.

Noes: None.

ITEM XII. INFORMATION:

1. Monthly personnel report.
2. Next Special Council Meeting is August 8, 5:30 p.m. for public hearing on taxes (if necessary) and first reading on budget, utility rates and taxes.
3. Special Council Meeting is August 15, 5:30 p.m. for second public hearing on taxes. (If necessary)
4. Special Council Meeting is August 22, 5:30 p.m. public hearing on budget, second reading on budget, utility rates and taxes.

ITEM XIII. ADJOURNMENT:

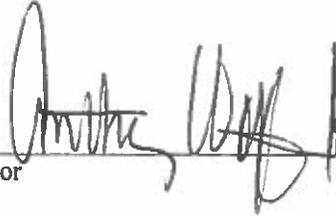
1. Councilmember Rodney Dupree made the motion to adjourn.

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

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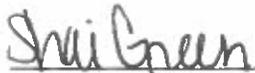
Ayes: All members present voted yes.
Noes: None.

The meeting was adjourned at 8:55 p.m.



Mayor

ATTEST:



City Secretary

Approved: August 8, 2016.