

AGENDA
SNYDER CITY COUNCIL REGULAR MEETING
JULY 3, 2017
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. NON-ACTION ITEMS:

1. Signing Of Statement Of Officer And Certificate Of Election – Mayor Tony Wofford.
2. Oath Of Office.

III. RECOGNIZE EMPLOYEE OF THE MONTH:

IV. RECOGNIZE VISITORS:

V. VISITORS/CITZENS FORUM:

VI. MINUTES:

1. Consider And Act On Approval Of The Minutes Of The Special Council Meeting, June 20, 2017. (Pages 1-3)

Documents:

VII. BIDS:

1. Consider And Act On Awarding The Bid For A Mechanical Bar Screen For Dept. 36. (H/O)

VIII. OLD BUSINESS:

1. Consider And Act On Adoption On Second Reading Ordinance No. 2051 Regarding The Request By Edgar & Linda Williams To Abandon The 3600 Block Of Avenue W As Captioned Below:(Pages 4-5)

AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION AND CLOSURE OF THE FOLLOWING STREET SEGMENTS, TO WIT: A SEGMENT OF AVENUE W LOCATED BETWEEN BLOCK 1 AND BLOCK 2 IN THE WARREN CREST ADDITION, IN THE CITY OF SNYDER, SCURRY COUNTY, TEXAS; PROVIDING FOR THE TERMS AND CONDITIONS OF ABANDONMENT, VACATION AND CLOSURE; 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.

Documents:

[ORD2051.PDF](#)

IX. NEW BUSINESS:

1. Consider And Act On 2017-2018 Budget.
2. Consider And Act On Approval On First Reading An Ordinance Establishing A “Through Traffic Corridor” And Establishing Regulations And Requirements Pursuant To Building Design And Store Front Specifications As Captioned Below:(Pages 6-8)

AN ORDINANCE ESTABLISHING A “THROUGH TRAFFIC CORRIDOR”, DEFINING THE BOUNDARIES, ESTABLISHING REGULATIONS AND REQUIREMENTS PURSUANT TO BUILDING DESIGN AND STORE FRONT SPECIFICATIONS FOR COMMERCIAL, RETAIL BUILDINGS AND BUILDING ADDITIONS CONSTRUCTED WITHIN THE THROUGH TRAFFIC CORRIDOR; ESTABLISHING BUILDING STOREFRONT REQUIREMENTS, LANDSCAPING REQUIREMENTS, AS WELL AS PROPERTY MAINTENANCE STANDARDS FOR ALL PROPERTIES WITHIN THE THROUGH TRAFFIC CORRIDOR, PROVIDING EXEMPTIONS FOR MANUFACTURING AND INDUSTRIAL BUILDINGS, PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

Documents:

[ORD BUILDING DESIGN AND STORE FRONT SPECIFICATIONS.PDF](#)

X. INFORMATION:

1. Monthly Personnel Report.(Pages 9-13)

Documents:

[PERSONNEL REPORT 170703.PDF](#)

2. Budget Schedule.(Page 14)

Documents:

[BUDGET SCHEDULE 170703.PDF](#)

3. Next Regular Council Meeting Is August 7, 5:30 P.m.; Building Standards Commission Meeting Is August 7, 4:30 P.m.

XI. ADJOURNMENT:

1. Consider Motion To Adjourn.

MINUTES OF THE SPECIAL COUNCIL MEETING

CITY OF SNYDER

JUNE 20, 2017

A Special 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 Ben Martin
Councilmember Vernon Clay
Councilmember Steve Rich

Absent:

Councilmember Steve Highfield
Councilmember Tom Strayhorn
Councilmember Luann Burleson
Attorney for the City Bryan Guymon

ITEM I. INVOCATION:

The invocation was given by Mayor Tony Wofford.

ITEM II. PUBLIC HEARING: ABANDONMENT OF 3600 BLOCK OF AVENUE W REQUESTED BY EDGAR AND LINDA WILLIAMS.

1. Open. Time: 5:33 p.m.
2. Discussion – Edgar Williams addressed the council requesting the City abandon the 3600 block of Avenue W. Mr. Williams stated he has been maintaining the tract since 2010, keeping it mowed and removing trees. Mary Jo Harrell owner of the property adjacent to the tract is opposed to the sale, but was not in attendance. Edgar and Linda Williams will be required to have the tract surveyed and appraised.
3. Close. Time: 5:41 p.m.

ITEM III. RECOGNIZE VISITORS:

Mayor Tony Wofford recognized the following visitors:

Bill Crist, Snyder Daily News; Charles Ragland, Snyder; Edgar Williams, Snyder; Linda Williams, Snyder; Gayle Summers, Snyder; Bonnie Nussey, Snyder.

ITEM IV. VISITORS/CITIZENS FORUM:

Councilmember Vernon Clay thanked the Parks & Recreational Department and the Snyder Fire Department for their help during the Juneteenth celebration held at Winston Park.

ITEM V. MINUTES:

1. Councilmember Steve Rich made the motion to approve the minutes of the Regular Council Meeting, June 5, 2017.

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 the minutes of the Building Standards Commission Meeting, June 5, 2017.

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

Ayes: All member present voted yes.

Noes: None.

ITEM VI. OLD BUSINESS:

1. Councilmember Steve Rich made the motion to adopt on second reading Ordinance No. 2050 denying the proposed changes in rates by Oncor Electric Delivery Company as captioned below:

AN ORDINANCE DENYING THE PROPOSED CHANGE IN RATES OF ONCOR ELECTRIC DELIVERY COMPANY LLC, FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW, AND DECLARING AN EMERGENCY.

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

Ayes: All members present voted yes.

Noes: None.

ITEM VII. NEW BUSINESS:

1. Councilmember Steve Rich made the motion to accept the canvass of the June 17, 2017 Runoff Election.

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 on first reading Ordinance No. 2051 regarding the request by Edgar and Linda Williams to abandon the 3600 Block of Avenue W as captioned below:

AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION AND CLOSURE OF THE FOLLOWING STREET SEGMENTS, TO WIT: A SEGMENT OF AVENUE W LOCATED BETWEEN BLOCK 1 AND BLOCK 2 IN THE WARREN CREST ADDITION, IN THE CITY OF SNYDER, SCURRY COUNTY, TEXAS; PROVIDING FOR THE TERMS AND CONDITIONS OF ABANDONMENT, VACATION AND CLOSURE; 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 Ben Martin and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

3. Consider and act on 2017-2018 budget.

No Action Taken. Tabled.

ITEM VIII. INFORMATION:

1. Next Regular Council Meeting is July 3, 5:30 p.m.; Building Standards Commission meeting is July 3, 5:15 p.m.

ITEM IX. ADJOURNMENT:

1. Councilmember Steve Rich made the motion to adjourn.

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

Ayes: All members present voted yes.

Noes: None.

The meeting was adjourned at 6:52 p.m.

Mayor

ATTEST:

City Secretary

Approved: July 3, 2017

ORDINANCE NO. 2051

AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION AND CLOSURE OF THE FOLLOWING STREET SEGMENTS, TO WIT: A SEGMENT OF AVENUE W LOCATED BETWEEN BLOCK 1 AND BLOCK 2 IN THE WARREN CREST ADDITION, IN THE CITY OF SNYDER, SCURRY COUNTY, TEXAS; PROVIDING FOR THE TERMS AND CONDITIONS OF ABANDONMENT, VACATION AND CLOSURE; 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.

WHEREAS, Edgar and Linda Williams own that certain real property abutting a segment of Avenue W located between Block 1 and Block 2 in the Warren Crest Addition, in the City of Snyder, Scurry County, Texas; and

WHEREAS, Mary Jo Harrell owns other certain real property abutting a segment of Avenue W located between Block 1 and Block 2 in the Warren Crest Addition, in the City of Snyder, Scurry County, Texas; and

WHEREAS, Edgar and Linda Williams have requested the abandonment, vacation, and closure of the described 3600 Block of Avenue W; and

WHEREAS, Mary Jo Harrell has opposed the abandonment, vacation, and closure of the described 3600 Block of Avenue W; and

WHEREAS, the City Council of the City of Snyder, acting pursuant to law, deems it advisable to abandon, vacate and close the hereinafter described street segment and is of the opinion that said land is not needed for public use and therefore constitutes a public charge without corresponding benefit, and that same should be abandoned, vacated and closed as hereinafter provided; and

WHEREAS, the City Council of the City of Snyder is of the opinion that the best interest and welfare of the public will be served by abandoning, vacating and closing same resulting in the vesting of title in the abutting property owners, subject to the conditions, requirements and restrictions contained herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SNYDER, TEXAS:

1. That a segment of Avenue W located between Block 1 and Block 2 in the Warren Crest Addition, in the City of Snyder, Scurry County, Texas, shall be and the same is hereby abandoned, vacated and closed insofar as the right, title and easement of the public is concerned; subject, however, to the conditions, requirements and restrictions hereinafter more fully set out and which street segment is described more particularly in attached Exhibit "A" which is incorporated herein for all purposes.
2. That the abandonment, vacation and closure provided for herein is made and accepted subject to all present zoning and deed restrictions if the latter exist, and all easements, whether apparent or non-apparent, aerial, surface or underground.
3. That the abandonment, vacation and closure provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to that interest which the governing body for the City of Snyder may legally and lawfully abandon, vacate and close.

4. That the abutting property owners Edgar and Linda Williams shall pay all costs associated with procedures necessitated by the request to abandon this street segment, plus compensation for the market value of the abandoned property.

5. Land Records: The City Secretary is hereby authorized and instructed to file a signed and sealed copy of this Ordinance in and among the records of the City, and in the land records of Scurry County.

6. Severability: If any word, article, phrase, paragraph, sentence, clause or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

7. Effective Date: This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

8. Proper Notice and Open Meeting: It is hereby officially found and determined that the meeting at which this Ordinance was 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 of the Texas Government Code.

PASSED AND APPROVED on first reading this 20th day of June, 2017.

Mayor

ATTEST:

City Secretary

PASSED AND ADOPTED on second reading this 3rd day of July, 2017.

Mayor

ATTEST:

City Secretary

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A “THROUGH TRAFFIC CORRIDOR”, DEFINING THE BOUNDARIES, ESTABLISHING REGULATIONS AND REQUIREMENTS PURSUANT TO BUILDING DESIGN AND STORE FRONT SPECIFICATIONS FOR COMMERCIAL, RETAIL BUILDINGS AND BUILDING ADDITIONS CONSTRUCTED WITHIN THE THROUGH TRAFFIC CORRIDOR; ESTABLISHING BUILDING STOREFRONT REQUIREMENTS, LANDSCAPING REQUIREMENTS, AS WELL AS PROPERTY MAINTENANCE STANDARDS FOR ALL PROPERTIES WITHIN THE THROUGH TRAFFIC CORRIDOR, PROVIDING EXEMPTIONS FOR MANUFACTURING AND INDUSTRIAL BUILDINGS, PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, research into retail and commercial enterprises have concluded “first impressions” have a major influence on perceptions and decisions on choices to patronize a business; and

WHEREAS, the City concurs that this perception also applies to the City’s image and a visitor’s desire to stop and patronize local establishments and attractions; and

WHEREAS, the City desires to exercise a greater influence in the architectural influences and curb appeal on businesses visible from the through traffic corridor to encourage such action, and

WHEREAS, the City believes that property maintenance and landscape maintenance also has a major impact on the general perception on the first impression to visitors in the community, now

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SNYDER, TEXAS:

SECTION 1: DEFINITIONS:

a) **THROUGH TRAFFIC CORRIDOR** means any tract, parcel, or lot adjacent to the boundary of the following routes within the jurisdiction of the City: Business U.S. 180, Business U.S. 84, State Hwy. 350, and F.M. 1605

b) **METAL BUILDING** means a building that is assembled from, pre-engineered steel building components for primary and secondary framework with corrugated metal panels or ribbed rolled steel panels as the roofing material and wall siding material.

c) **COMMERCIAL OR RETAIL BUILDING** means any structure in which the following activity is conducted within the confines of the building, retail sales, personal service shops, convenience stores, package stores, gas stations, tobacco shops, pawn shops, automotive repair and tire stores, entertainment facilities, professional offices, medical clinics, offices on the premises of an industrial or manufacturing facility

d) **MANUFACTURING OR INDUSTRIAL BUILDING** means any structure with a floor area greater than 20,000 square feet and a wall height greater than 14 feet, or any structure utilized for large scale material storage, assembly, or fabrication.

e) **BUILDING FASCIA** means the exterior wall surface of the building from the ground level to the soffit elevation of the structure.

f) **FALSE FRONT FACADE** means an assembly of non-structural construction components constructed to conceal the building roof line, or roof mounted mechanical equipment.

- g) GABLE means that triangular section of wall above the eave line in which the intersection of the roof pitches and the eave line of the structure create a triangular shape, or gambrel configuration.
- h) GABLE END means that wall exposure of the structure (usually the shorter length side of a rectangular structure) in which the gable and the wall section below are a single unit.
- i) LANDSCAPED AREA means that area that would be the actual cultivation surface area utilized as planting or flower beds, not including decorative borders.
- j) STREET FRONTAGE means that side of a building that is parallel to and facing the through traffic corridor.

SECTION 2: BUILDING FASCIA REGULATIONS

- a) Metal Buildings to be constructed on property within the through traffic corridor shall have no more than seventy percent of the street frontage building fascia to be exposed ribbed steel panels or corrugated steel panels. The remaining portion of the street frontage building fascia shall consist of any approved wall surface having a contrasting color, texture, or finish. The spacing pattern of the contrasting wall finish shall be arranged in a pleasing aesthetic pattern.
- b) The street frontage building fascia of conventional designed commercial or retail buildings constructed on property within the through traffic corridor shall have no more than seventy-five percent (excluding the glass store-front treatment) of the primary surface exposed to the through traffic corridor. The remaining portion of the street frontage building fascia shall have a minimum of one of the following features: surface with contrasting color, contrasting texture or contrasting depth to the primary fascia.
- c) All structures to be constructed on property within the through traffic corridor having the gable end of the structure as the storefront shall have a false front façade above the wall line concealing the gable portion of the structure.

SECTION 3: LANDSCAPING

- a) New developments on property adjacent to the through traffic corridor, having a half-acre tract or greater, shall include the installation and maintenance of natural ground cover materials such as grass, vines, decorative crushed aggregate with a minimum of 2" cross section, faux-ground cover or other approved ground cover. Materials subject to being washed into the roadway during storm events shall be prohibited.
- b) Minimum site coverage shall be computed by calculating the gross area of the tract (including that portion of the street right of way behind the edge of the street), less the footprint of the building. Minimum landscaped area shall be 5% of the minimum site coverage in the M designated zones. Minimum landscaped area shall be 10% of the minimum site coverage in the C designated zones.
- c) Design Standards: Planters shall not have planting beds less than 48 inches wide. Planting borders shall have concrete curbing or steel edging a minimum of 6 inches above the finished grade of the parking lot surface.

SECTION 4: PROPERTY MAINTENANCE

All structures, occupied or vacant, on property within the Through Traffic Corridor shall maintain the property appearance in a manner consistent with the degree of care as the neighboring properties.

All landscaping shall be maintained, all vegetation shall be properly cared for, dead vegetation shall be removed and replaced. The minimum maintenance shall include but is not limited to insuring the vegetation is kept trimmed, alive, and weed controlled. Accumulations of blowing trash and clutter shall be picked up and removed from the premises. Structures shall be maintained, secured, and weather tight. The minimum maintenance of structures shall include but is not limited to maintaining the fascia and façade by keeping the surfaces free from weathering, blistering, peeling and fading paint, obsolete bills,

posters, announcements of temporary signage, a dilapidated appearance, broken or cracked windows, unsecure doors.

SECTION 5: EXEMPTIONS

The requirements within the through traffic corridor or the central business district do not apply where the following circumstances are present:

1. Routine building maintenance of existing structures.
2. Remodeling of existing structures totally within the building interior.
3. New manufacturing or industrial buildings planned within the proper zoning districts.

SECTION 6: All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of such conflict only.

SECTION 7: Should any portion or part of this ordinance be held for any reason invalid or unenforceable, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

SECTION 8: This ordinance shall not be recorded in length in the minutes of the City Council meeting, but shall be filed for permanent record in the office of the City Secretary.

SECTION 9: This ordinance shall become effective on and after the adoption and publication as required by law. This ordinance shall become effective on and after August 7, 2017.

PASSED AND APPROVED on first reading this 3rd day of July, 2017.

Mayor

ATTEST:

City Secretary

PASSED AND ADOPTED on second reading this 7th day of August, 2017.

Mayor

ATTEST:

City Secretary

BUDGET SCHEDULE

TO: City Manager, Council, & Dept. Heads
FROM: Patricia Warren
DATE: March 1, 2017
SUBJECT: 2017-2018 Budget

BUDGET SCHEDULE:

- Personnel Allocations, Assets, Mission Statements & Capital Improvement Lists to Dept. Heads Wednesday, March 1, 2017
- Department Heads meet with City Manager (After meeting, City Manager gives sheets to accounting). Thursday, March 23, 2017
- Departmental Expense Work Sheets to Dept. Heads Monday, April 10, 2017
- Revenue work sheets to Patricia Monday, April 10, 2017
- Departmental expense sheets due back to accounting 8:00 a.m., Monday, April 17, 2017
- Dept. Head sessions with C.M. with all numbers Monday, May 1, 2017
- Changes, corrections & new totals 8:00 a.m., Wednesday, May 3, 2017
- Delivered to Council Thursday, June 1, 2017
- Council Meeting & Work session 5:30 p.m., Tuesday, June 20, 2017
- Council Meeting & work session Monday, July 3, 2017
- Council Meeting, schedule public hearing if proposed tax rate will exceed the rollback rate or the effective rate (whichever is lower). Monday, August 7, 2017
- Public Hearing on Taxes, First Reading on Budget, Utility Rates and Taxes Monday, August 14, 2017
- Second Public Hearing on Taxes Monday, August 21, 2017
- Public Hearing on Budget, Second Reading on Budget, Taxes & Utility Rates. Monday, August 28, 2017