



CITY COUNCIL MINUTES  
October 15, 2018

The City Council of the City of The Village, Oklahoma, met in regular session at City Hall on Monday, October 15, 2018, at 7:30 p.m., at 2304 Manchester Drive.

**COUNCIL PRESENT**

Sonny Wilkinson, Mayor  
Cathy Cummings, Vice-Mayor  
Stan Alexander, Council Member  
Dave Bennett, Council Member  
Bubba Symes, Council Member

**STAFF PRESENT**

Bruce K. Stone, City Manager  
Beverly K. Whitener, City Treasurer  
Leslie V. Batchelor, City Attorney  
Tim Johnson, Acting City Engineer

**ITEM I: CALL TO ORDER.**

Mayor Wilkinson called the meeting to order at 7:30 p.m.

**ITEM II: INVOCATION & PLEDGE OF ALLEGIANCE.**

Mayor Wilkinson gave the invocation and led the Council in the Pledge of Allegiance.

**ITEM III: APPROVAL OF MINUTES.**

Mayor Wilkinson asked if there were any corrections, additions or deletions to the Minutes of the regular meeting held on October 1, 2018. There were no corrections, deletions or additions and the Council approved the Minutes of the meetings held on October 1, 2018 as written.

**ITEM IV: CITIZENS DESIRING TO BE HEARD; PRESENTATIONS.**

Mayor Wilkinson stated that this is the time set aside for citizens to address the Council on any matter not on the posted agenda.

Officer Vernon Green introduced Jeremiah Crane, a newly hired officer in Field Training. Council Member Symes invited Officer Crane to test his Taser on the city manager. The Mayor and Council welcomed Officer Crane to The Village.

**ITEM V: PUBLIC HEARING PROVIDING AN OPPORTUNITY FOR PUBLIC COMMENT ON THE PROPOSED MULFORD LAKESIDE PLANNED UNIT DEVELOPMENT.**

Mayor Wilkinson stated that this is a public hearing for the purpose of providing an opportunity for public comment on the proposed Mulford Lakeside Planned Unit Development. Mayor Wilkinson asked speakers to please limit their remarks to two minutes.



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Alejandro Laborda , 3136 Lakeside Drive, presented a petition containing the names of residents who represent 22 homes in the area who have gone on record to oppose the proposed rezoning. Mr. Laborda told the Council that he is protesting the number of new houses and the increase in population density. Mr. Laborda noted the negative aspects of increased traffic, increased stormwater runoff and increased demand on the sanitary sewer system.

Mayor Wilkinson told Mr. Laborda that the traffic on Lakeside Drive “is what it is” and that the developer could legally build eight (8) new homes without rezoning. Mayor Wilkinson stated that the population density would increase with or without the proposed rezoning.

Joe Rockett, 10401 Lakeside Drive, stated that he agrees with the objections articulated by Mr. Laborda, including the increase in traffic and population density, increased stormwater runoff and the noise and inconveniences associated with construction. Mr. Rockett cited the number of new homes currently under construction and the number of lots where construction has yet to start. Mr. Rockett urged the Council to delay action on the proposed rezoning until more homes are built on the newly platted lots.

Mayor Wilkinson thanked Mr. Rockett for his comments and proposal.

Peggy Vogt, 10701 Lakeside Drive, expressed her opposition to the proposed development. Ms. Vogt stated that Sunset Estates has recently been completed and this means more concrete, less green space and more stormwater runoff. Ms. Vogt stated that the scale of the neighborhood is changing, and the new homes are much larger than the older homes and have less restrictive setback requirements.

Jim Jackson, 10401 Sunset Drive, stated that the new homes are beautiful, but they are taking up the yards and green area and increasing stormwater runoff. Mr. Jackson complained about the construction debris (gravel) in the gutter by his home and the trucks and equipment causing wear and tear on City streets.

Mary Rockett, 10401 Lakeside Drive ,stated that the new homes are too close to the street and the rear fences of some of the new homes extend past the front building line of existing homes (rear yard fences).

Keith Taggart, 10721 Sunrise Blvd., stated that the new development is changing the character of the neighborhood and that it is irresponsible for the Council to approve the new homes. Mr. Taggart stated that it would be more responsible for the Council to listen to the residents.

Mayor Wilkinson stated that there were two petitions received by the Council, one with twenty-two (22) residences against the proposed rezoning and a petition representing one-hundred and one (101) homes in support of the proposed rezoning.



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Mr. Laborda reiterated his concern with the increase in density. The city manager explained that the developer could subdivide and build eight homes, all of which could be two story, under existing zoning laws. Mr. Stone advised that the developer is seeking the rezoning to allow bigger and better-quality homes to be built.

Kate Rutledge, 10818 Lakeside Drive, stated that the new development is good for The Village and is boosting property values in the area. Ms. Rutledge stated that she lives next door to one of the new homes built by Mulford Homes.

Dianne Lafferty, 10708 Sunrise, stated that she is against the new development because it would compound drainage problems in the area. City Manager Bruce Stone advised that the City Engineer is working on engineering plans to address the drainage problem affecting homes on Northland, Orlando and Sunrise. Mr. Stone stated that this project is a top priority to get done.

Mr. Stone showed the Council a map of the sanitary sewer system, which would serve Mulford Lakeside Addition. Mr. Stone stated that the City has not had a stoppage on this line in at least three (3) years. Mr. Stone further advised that the line normally runs about ¼ capacity. Mr. Stone stated the Mr. Laborda's home is served by a completely different sanitary sewer line, which drains in a different direction from the proposed development.

There were no further comments from the public and the Mayor closed the public hearing.

**ITEM VI: CONSIDERATION OF RESOLUTION 10-15-2018 (A); PERTAINING TO POSSIBLE ACTION ON AN APPLICATION BY MULFORD HOMES, LLC TO REZONE APPROXIMATELY TWO (2) ACRES OF LAND (10316 AND 10320 LAKESIDE DRIVE) FROM A-1 SINGLE FAMILY RESIDENTIAL TO A-1 SINGLE FAMILY RESIDENTIAL MULFORD LAKESIDE PLANNED UNIT DEVELOPMENT; PERTAINING TO POSSIBLE ACTION ON THE PRELIMINARY PLAT FOR MULFORD LAKESIDE ADDITION TO THE CITY OF THE VILLAGE.**

Mayor Wilkinson asked Acting City Engineer Tim Johnson to comment on the proposed rezoning and preliminary plat.

Tim Johnson, P.E., addressed the sanitary sewer issue and stated that an 8" sanitary sewer line can handle homes covering a quarter section. Mr. Johnson gave the Council a brief comparison between the proposed PUD regulations and standard A-1 Single Family zoning. Mr. Johnson told the Council that the proposed detention pond can be designed to handle the increased runoff and that his firm would evaluate the design when engineering plans are submitted to the City for approval. Mr. Johnson advised that not every City has mandatory stormwater detention requirements and that it is good The Village does. Mr. Johnson stated that



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he did not have current traffic data but noted that Lakeside Drive should be able to handle up to 2,000 cars a day. Mr. Johnson stated that eight new homes would not significantly increase the traffic counts on Lakeside Drive.

Council Member Symes stated that drainage is a legitimate concern, but the City will have ample time to evaluate the detention pond and whether other steps are needed to properly handle the drainage *prior to* the approval of the final plat by the City Council. *(Note: Lots can't be sold by the developer until the final plat is approved by the Council and filed of record at the County)*

Mr. Jackson asked about the status of a request before the Traffic & Safety Commission to place stop signs on Lakeside Drive. Mr. Stone advised that action on this matter was tabled because stop signs are not recommended by traffic professionals for speed control. Mr. Stone advised the Council has discussed experimenting with speed humps on Lakeside Drive. *(Note: Speed humps are not the same as speed bumps)*

Peggy Vogt asked who is responsible for the maintenance of the detention pond. Mr. Stone advised that the detention pond is normally a common area to be maintained by the Home Owner's Association *(or in the absence of a Home Owner's Association, the owner of the property where the pond is located)*.

Council Member Alexander stated that there is no reason to hold up action on the proposed rezoning or preliminary plat. Mr. Alexander stated Mr. Mulford has a reputation for doing quality work and that someone would eventually build the new homes. Council Member Alexander added that the homes could be of far less quality than those proposed by Mr. Mulford.

Council Member Alexander moved to approve Resolution 10-15-2018 (A)

- 1) approving the rezoning from A-1 Single Family to A-1 Single Family Mulford Lakeside Planned Unit Development, as submitted; and
- 2) approving the preliminary plat for Mulford Lakeside Addition, as submitted.

Council Member Bennett seconded the motion. The vote: Yea – Symes, Bennett, Cummings, Wilkinson and Alexander. Nay – none.

**ITEM VII: CONSIDERATION OF PUBLIC HEARING ON PROPOSED ORDINANCE 740 PERTAINING TO ARCHITECTURAL DESIGN STANDARDS FOR NEW DEVELOPMENT.**

Mayor Wilkinson announced that this is a public hearing to provide an opportunity for the public to comment on proposed Ordinance 740.



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Assistant City Attorney Jeff Sabin reviewed the proposed standards and explained a few revisions from earlier versions reviewed by the Council.

Vice-Mayor Cummings asked how new businesses would know about the new regulations. Council Member Alexander stated that, typically, developers have design professionals that must research the code requirements and get information about standards from City staff.

Mayor Wilkinson asked how these standards compare to other cities. Assistant City Attorney Jeff Sabin stated that he thinks the requirements are fairly standard but not as restrictive as those adopted by Oklahoma City for the downtown area.

There were no questions or comments by the public and the Mayor closed the public hearing.

**ITEM VIII: CONSIDERATION OF ORDINANCE 740 AMENDING CHAPTER 6, SECTIONS 6-161 AND 6-202; AND CHAPTER 24, SECTIONS 24-1 OF THE CODE OF ORDINANCES OF THE CITY OF THE VILLAGE; CREATING NEW SECTIONS 24-255 THROUGH 24-299 OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF THE VILLAGE; CREATING NEW ARTICLES V AND VI OF CHAPTER 24 TO THE CODE OF ORDINANCES OF THE CITY OF THE VILLAGE; PERTAINING TO BUILDING AND SITE DESIGN STANDARDS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

After a brief discussion, Council Member Alexander moved to approve Ordinance 740 providing new building and site design standards. Vice-Mayor Cummings seconded the motion. The vote: Yea – Symes, Bennett, Cummings, Wilkinson and Alexander. Nay – none.

Council Member Bennett moved to adopt the Emergency Clause. Vice-Mayor Cummings seconded the motion. The vote: Yea – Symes, Bennett, Cummings, Wilkinson and Alexander. Nay – none.

**ITEM IX: CONSIDERATION OF RESOLUTION 10-15-2018 (B) DECLARING THE INTENT TO CONSIDER A PROJECT PLAN AND CREATION OF A TAX INCREMENT DISTRICT; DIRECTING PREPARATION OF A PROJECT PLAN; APPOINTING A REVIEW COMMITTEE; AND DIRECTING THE REVIEW COMMITTEE TO MAKE CERTAIN FINDINGS AND A RECOMMENDATION.**

City Manager Bruce Stone told the Council that The Village Vision Final Report recommended that a new Tax Increment District be established for the vacant Hertz property to incentivize reinvestment in the property and to improve public infrastructure in the area.



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City Attorney Leslie Batchelor gave the Council a brief history of TIF #1 and explained how proposed TIF #4 would complement the goals and improvements set forth by TIF #1. Ms. Batchelor stated that incremental revenues from TIF #4 would be available to provide streetscapes, public sidewalks and bike paths, and to improve the aesthetics of the area around Loves corporate campus. Ms. Batchelor emphasized that none of the incremental revenues would directly benefit Loves but would be used solely to beautify the area and to possibly attract new development to areas adjacent to the proposed TIF.

Mayor Wilkinson stated that he is thrilled that this project is taking shape.

After a brief discussion, Council Member Alexander moved to approve Resolution 10-15-2018 (B) declaring the intent to consider a project plan and the creation of a Tax Increment District. Council Member Bennett seconded the motion. The vote: Yea – Symes, Bennett, Cummings, Wilkinson and Alexander. Nay – none.

**ITEM X.       REPORTS:**

**a) Expenditure Reports:** The Council reviewed the following expenditure reports:

<i>General Fund, 10/02/2018:</i>	<i>\$878,973.99</i>
<i>Municipal Court Bond Fund, 10/02/2018:</i>	<i>\$370.00</i>
<i>Special Park Fund, 10/02/2018:</i>	<i>\$2,844.00</i>
<i>General Fund, 10/08/2018:</i>	<i>\$14,676.02</i>
<i>Special Park Fund, 10/08/2018:</i>	<i>\$245.00</i>
<i>Uniform Building Code Fund, 10/08/2018:</i>	<i>\$92.00</i>
<i>General Obligation Bond Fund, 10/09/2018</i>	<i>\$16,730.00</i>

**b) Manager's Report:**

City Manager Bruce Stone reported that the monthly sales tax check was for \$488,274.13, which is an increase of \$80,244 over the same period last year. Mr. Stone told the Council that \$54,252.67 of this amount goes to the Capital Improvement Fund. Mr. Stone further reported that Use Tax was \$69,703.35, which is a decrease of \$37,631 over the same period last year.

The city manager reported that a large drainage box collapsed at Stratford and Britton Road during recent rains. Mr. Stone showed the Council pictures of the failed drainage structure. The city manager told the Council that Public Works is seeking bids to make the repairs.

Mr. Stone reported that recent rain has hampered street work on Lakeside.



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The city manager briefly talked about the City's Stormwater Management Plan and the annual commitment to do dry weather screening of discharges to the City's stormwater system (MS4). Mr. Stone reported that Terracon would perform the screening again this year at a cost of \$3,500.

Mr. Stone told the Council that Roy Cole, a Police Department Telecommunicator, passed away over the weekend. Mr. Stone asked the Council to keep his family in their thoughts and prayers.

Mr. Stone reminded the Council of the dedication "*Grand Welcome*" ceremony for the new entrance, roundabout and welcome center at Casady School on Friday, October 19 at 11:30 a.m.

**c) Review of Monthly Department Reports:** The Council reviewed the monthly department reports.

**d) Reports from the Council:**

Council Member Symes asked about the status of The Village Parks masterplan. Mr. Stone advised that the steering committee is scheduled to meet on October 23 to review the draft and that the final draft would be presented to the public on October 30.

Council Member Symes asked about the lawsuit involving drainage on Lakeshore. (*Lefebvre v. The City of The Village*). The city manager advised that the lawsuit was dismissed in District Court for the second time and that an appeal has not been filed as of this time.

Vice-Mayor Cummings mentioned a new gift shop at 2222 West Hefner (*Friendly Gifts*).

Mike Ray, Reporter for Friday OKC, asked several questions including the wild turkey "NAP", the repair of the drainage structure that collapsed at Britton & Stratford and the Britton Road reconstruction project. Mr. Stone advised that the Britton Road project would go to bid in November and that the contract would require the project to be completed by November 2019. Mr. Stone advised that the City hoped to just replace the concrete top of the collapsed drainage structure rather than the entire structure.

**ITEM XI. NEW BUSINESS.**

There was no New Business to come before the Council.



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**ITEM XII: ADJOURNMENT**

There being no further business, the Mayor adjourned the meeting at 10:00 p.m.

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Mayor Wilkinson

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Vice-Mayor Cummings

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Council Member Bennett

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Council Member Symes

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City Clerk

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Council Member Alexander