



CITY COUNCIL MINUTES
December 3, 2018

The City Council of the City of The Village, Oklahoma, met in regular session at City Hall on Monday, December 3, 2018, at 7:30 p.m., at 2304 Manchester Drive.

COUNCIL PRESENT

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

STAFF PRESENT

Bruce K. Stone, City Manager
Bonnie Updegraff, Purchasing Agent
Leslie V. Batchelor, City Attorney

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 November 19, 2018. There were no corrections, deletions or additions and the Council approved the Minutes of the meeting held on November 19, 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.

Vice-Mayor Cathy Cummings introduced Aley Cristelli representing Pine Pantry and the Principal of Andrew Johnson Elementary School, Mr. Chris Thomas. Ms. Cristelli and Mr. Thomas explained that donations of non-perishable foods and other commonly needed items such as disposable diapers and cleaning supplies would be kept at the school. Mr. Thomas stated that people in need are welcome to come and take what they want. Mr. Thomas stated that the pantry is not monitored so anyone can use this service and remain anonymous.

Jeanene Barnett, The Village Library Manager, gave the Council a report on renovation of The Village Library. Ms. Barnett stated that the Special Friends of The Village Library are helping with the renovation with a generous grant of \$60,000. Ms. Barnett also announced that there will be a Merry Grinchmas Party at the library on December 15 at 2:30 p.m.



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Mr. David Forrest and Todd Naifeh, business owners on Britton Road, appeared before the Council with concerns about Britton Road reconstruction. Mr. Forrest and Mr. Naifeh both stated that they would like more information about traffic control during the construction period. City Manager Bruce Stone advised that there would only be one-way traffic on Britton Road during construction, but all the businesses and residences would have temporary access. Mr. Stone advised that ODOT would provide information about phasing, detours and other pertinent information after the pre-work meeting, Mr. Stone advised that the prework meeting would mostly likely be in January but that a date has not been set. Mr. Stone advised that information will be provided to businesses and residents as soon as it becomes available.

Jane Lowther asked about the annual Holiday Decorations Contest. Council Member Bennett advised that the Council has agreed to submit their choice for Best Decorated Home in their respective Wards by December 14. Mayor Wilkinson advised that the winners should be announced as soon as possible to give citizens time to see the homes before the lights are removed. The Mayor also encouraged citizens to nominate any home they feel to be worthy of recognition by contacting your Council representative by email.

Jane Lowther asked about the street construction timeline for Lanesboro. The city manager advised that weather conditions will be the determining factor as asphalt cannot be laid unless the temperature is 45 degrees and rising.

ITEM V: PUBLIC HEARING FOR THE PURPOSE OF PROVIDING AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROPOSED REZONING OF BLOCK 2, LOT 5, LAKESIDE ESTATES ADDITION FROM A-1 SINGLE FAMILY TO C-2 COMMERCIAL HEFNER OFFICES PLANNED UNIT DEVELOPMENT.

The Mayor stated that this is a public hearing for the purpose of providing an opportunity for the public to comment on the proposed rezoning of Block 2, Lot 5, Lakesides Estates Addition from A-1 Single-Family to C-2 Commercial Hefner Offices Planned Unit Development.

City Manager Bruce Stone advised the Council that this proposed rezoning is an extension of the rezoning approved earlier in the year for Block 2, Lot 6 Lakeside Estates Addition. Mr. Stone told the Council that the Planning & Zoning Commission has held a hearing and adopted a resolution recommending that the City Council approve the rezoning, provided that there be no windows allowed on the 2nd story on the west side of the building on Lot 6. Mr. Stone further advised the Commission urged the Council to carefully consider the design of ingress and egress drives onto Hefner.

Mr. David Griffith, 10828 Quail Circle, appeared before the Council in opposition to the proposed rezoning. Mr. Griffith stated that he told the Council that this would happen when the Council approved the rezoning of Block 2, Lot 6 earlier this year. Mr. Griffith stated that he knows the Council is going to approve this rezoning application but asked the Council to consider the



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fact that Lot 5 is substantially higher than his property and that he has a privacy concern if there is a second story building abutting his property. Mr. Griffith also noted the drainage problem his neighbors have and stated that he is worried that new development will exacerbate the problem.

Mr. Keith Taggart, 10721 Sunrise Boulevard, appeared before the Council in opposition to the proposed rezoning. Mr. Taggart asked the Council to be sure that the new buildings have a residential look.

Mr. Jeremy Bryant, the applicant, stated that he is fine with no windows on the second story of the west side to the building. Mr. Bryant also stated that the development regulations require him to build a residential style building similar to the design depicted in the design document, which is part of the zoning. Mr. Bryant also stated that the engineers would be required by the City to provide detention of the stormwater runoff to avoid an increase in the historical flows from the property.

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

ITEM VI: CONSIDERATION OF RESOLUTION 12-03-2018 (A) PERTAINING TO THE PROPOSED REZONING OF BLOCK 2, LOT 5, LAKESIDE ESTATES ADDITION FROM A-1 SINGLE FAMILY TO C-2 COMMERCIAL HEFNER OFFICES PLANNED UNIT DEVELOPMENT.

After a brief discussion, Council Member Symes moved to approve Resolution 12-03-2018 (A) approving the proposed rezoning and providing for the amendment of the PUD regulations to ban second story windows on the west side of any building on Block 2, Lot 5, Lakeside Addition. Council Member Bennett seconded the motion. The vote: Yea – Symes, Bennett, Cummings, Wilkinson and Alexander. Nay – none.

ITEM VI: PUBLIC HEARING ON THE VILLAGE COMMUNITY DEVELOPMENT PROJECT PLAN AND PROPOSED INCREMENT DISTRICT NO. 4, CITY OF THE VILLAGE, FOR THE PURPOSE OF PROVIDING INFORMATION, INCLUDING AN ANALYSIS OF POTENTIAL POSITIVE OR NEGATIVE IMPACTS FROM THE ADOPTION OF THE PROJECT PLAN. A SECOND PUBLIC HEARING WILL BE HELD AT THE CITY COUNCIL MEETING AT 7:30 ON DECEMBER 17, 2018 FOR THE PURPOSE OF GIVING THE PUBLIC AN OPPORTUNITY TO BE HEARD PRIOR TO ANY VOTE ON THE PROPOSED PROJECT PLAN.

The Mayor stated that this is a public hearing for the purpose of providing an opportunity for the public to comment on the proposed adoption of The Village Community Development Project Plan and Increment District #4.



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City Attorney Leslie Batchelor gave a presentation providing an overview of The Village Community Development Project Plan and Increment District #4. Ms. Batchelor showed pictures of the proposed Tax Increment Area and the Project Area and explained the proposed use of incremental revenues to be generated over the course of the 25-year life of the district. Ms. Batchelor also provided a brief analysis of the possible financial impacts on the various taxing jurisdictions funded by ad valorem tax. Ms. Batchelor noted that the City has been working with Loves Travel Stops and that Loves has been very supportive of the stated goals of the plan. Ms. Batchelor advised that the Council must hold one more public hearing on December 17, 2018 before the Council can legally adopt the plan.

Mike Ray, reporter with Friday OKC asked about the size of the parcel of land on the southeast corner of Hefner and Pennsylvania, which is in the proposed Project Area. City Manager Bruce Stone advised that this parcel contains approximately 15 acres and includes Quality Foods. Mr. Stone advised that most of the parcel is undeveloped but there are common tank batteries and other oil field facilities located on the site.

Peggy Vogt stated that she would like the TIF money to be spent on helping our schools or creating our own school system instead of spending the money on infrastructure in the Project Area. Mayor Wilkinson stated that Oklahoma City Public Schools is a separate and independent level of government and nothing can be done without the School Board's cooperation. The Mayor further stated that incremental revenues from the TIF District would not nearly be enough money to fund a separate school system, even if that were somehow possible.

There were no further questions or discussion and the Mayor closed the public hearing.

ITEM VIII: PUBLIC HEARING FOR THE PURPOSE OF PROVIDING THE PUBLIC AN OPPORTUNITY TO COMMENT ON THE PROPOSED ADOPTION AND/OR CODIFICATION OF VARIOUS BUILDING CODES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION; INTERNATIONAL BUILDING CODE, 2015 EDITION; INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION; INTERNATIONAL MECHANICAL CODE, 2015 EDITION; INTERNATIONAL PLUMBING CODE, 2015 EDITION; INTERNATIONAL FIRE CODE, 2015 EDITION; INTERNATIONAL FUEL GAS CODE, 2015 EDITION; INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION; AND THE NATIONAL ELECTRIC CODE, 2014 EDITION.

The Mayor stated that this is a public hearing for the purpose of providing an opportunity for the public to comment on the proposed adoption of various building codes and regulations.

City Manager Bruce Stone advised that State law requires the City Council hold at least one public hearing before adopting regulations pertaining to building. Mr. Stone stated that extensive changes have been made to building regulations since the last codification of the City



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Code in December 2016, including regulations pertaining to signs, landscaping and architectural design. Mr. Stone further advised that the various International building codes adopted by the City are out of date and that staff recommends the adoption of the latest version of the International Codes adopted by the State of Oklahoma. (*i.e. the 2015 International Code Editions and the 2014 Edition of the National Electric Code*). Mr. Stone told the Council that the State is currently considering the adoption of the 2017 Editions of the International Code and the 2016 Edition of the National Electric Code but noted that it could be a long time before the State is ready to adopt the newer versions of the code. Mr. Stone advised that an Ordinance adopting the 2018 City Code (*which contains the 2015 and 2014 codes*), is scheduled for consideration by the Council on December 17, 2018 and that no action is required by the Council at this time.

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

ITEM IX: CONSIDERATION OF RESOLUTION 12-03-2018 (B) SUPPORTING THE APPOINTMENT OF CATHY CUMMINGS TO THE DISTRICT 8 SEAT ON THE BOARD OF DIRECTORS OF THE OKLAHOMA MUNICIPAL LEAGUE; DECLARING SAID APPOINTMENT TO BE FOR THE BENEFIT OF THE CITY OF THE VILLAGE AND OTHER MUNICIPALITIES WITHIN THE DISTRICT; AND DECLARING THE MISSION OF THE OKLAHOMA MUNICIPAL LEAGUE TO BE FOR THE PUBLIC PURPOSE

Mayor Wilkinson stated that Vice-Mayor Cummings would like to serve on the OML Board of Directors and that it would good for The Village to have representation on that board . The Mayor stated that Vice-Mayor Cummings would do a good job, if appointed.

After a brief discussion, Council Member Alexander moved to approve Resolution 12-03-2018 (B) supporting the appointment of Vice-Mayor Cathy Cummings to the District 8 seat on the Board of Directors of the Oklahoma Municipal League. Council Member Bennett seconded the motion. The vote: Yea – Symes, Bennett, Cummings, Wilkinson and Alexander. Nay – none.

ITEM X: CONSIDERATION OF RESOLUTION 12-03-2018 (C) APPROVING HOLIDAY BONUSES FOR CITY EMPLOYEES.

After a brief discussion, Council Member Symes moved to approve Resolution 12-03-2018 (C) approving holiday bonuses for full time and permanent part-time City employees. Vice-Mayor Cummings seconded the motion. The vote: Yea – Symes, Bennett, Cummings, Wilkinson and Alexander. Nay – none.

ITEM XI. REPORTS:

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



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<i>General Fund, 11/15/2018:</i>	<i>\$101,790.48</i>
<i>Capital Improvement Fund, 11/15/2018:</i>	<i>\$2,330.00</i>
<i>Municipal Court Bond Fund, 11/15/2018:</i>	<i>\$300.00</i>
<i>Penalty Assessment Fund, 11/15/2018:</i>	<i>\$3,093.01</i>
<i>G.O. Bond Project Fund, 11/15/2018:</i>	<i>\$558.25</i>
<i>G.O. Bond Project Fund, 11/15/2018:</i>	<i>\$55,456.00</i>

b) Manager's Report:

City Manager Bruce Stone told the Council that A-Tech Paving has begun work on Project #6, which is the 2 miles of resurfacing east of Penn. Mr. Stone reported that progress on Project #1 (Lakeside, Northland & Berkshire) has been delayed by equipment breakdowns. Mr. Stone advised that the subcontractor being used by Crossland has not performed to expectations and that staff is working to resolve the issues.

Mr. Stone advised that during the pre-work meeting with Crossland for Project #5 (Hefner) it was agreed to put off the start date of this project until March to avoid weather delays and complications during the winter months.

The city manager advised that A-Tech has provided a reasonable price to repair the collapsed drainage structure on Britton Road. Mr. Stone advised that the proposal is encouraging but the scope of the work would need to be expanded to get the job done. Mr. Stone advised that staff is waiting on revised cost estimates from A-Tech.

Mr. Stone briefly talked about The Village Masterplan Cost Estimates. Mr. Stone advised that it would be a good idea for the Council to have a work session with LAUD Studio to explore phasing of park improvements and funding options. The Council agreed to have a work session sometime in the near future.

c) Reports from the Council:

Council Member Bennett stated that he is happy with A-Tech's work east of Penn.

Council Member Symes noted the slow progress on street Project #1 but stated that staff is aware of the issues and working to get them resolved.

Vice-Mayor Cummings stated that she is happy to see the Pine Pantry program off and running at Andrew Johnson School.



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ITEM XII. NEW BUSINESS.

There was no New Business to come before the Council.

ITEM XIII: ADJOURNMENT

There being no further business, the Mayor adjourned the meeting at 9:40 p.m.

Mayor Wilkinson

Council Member Bennett

City Clerk

Vice-Mayor Cummings

Council Member Symes

Council Member Alexander