



CITY COUNCIL MINUTES  
February 1, 2021

The City Council of the City of The Village, Oklahoma, met in Regular Session on Monday, February 1, 2021, at 7:30 p.m., at 2304 Manchester Drive, The Village, OK 73120.

**COUNCIL PRESENT**

David Bennett, Mayor  
Sonny Wilkinson, Vice-Mayor  
Adam Graham, Council Member  
Bubba Symes, Council Member  
Cathy Cummings, Council Member

**STAFF PRESENT**

Bruce K. Stone, City Manager  
Beverly K. Whitener, City Treasurer  
Jeff Sabin, Assistant City Attorney

**ITEM I: CALL TO ORDER.**

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

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

Vice-Mayor Wilkinson led the Council in the invocation and pledge of allegiance.

**ITEM III. APPROVAL OF MINUTES OF THE CITY COUNCIL MEETING HELD ON JANUARY 19, 2021.**

The Mayor asked if there were any corrections, additions or deletions to the Minutes of the Regular Meeting held on January 19, 2021 or to the minutes of the Special Meeting held on January 27, 2021. There were none. Council Member Cummings moved the approval of the minutes of the January 19<sup>th</sup> and January 27<sup>th</sup> meetings as written. Council Member Graham seconded the motion. The vote: Yea – Cummings, Symes, Graham, Wilkinson and Bennett. Nay – none.

**ITEM IV: CITIZENS DESIRING TO BE HEARD, PROCLAMATIONS & PRESENTATIONS.**

Mayor Bennett announced that this is the time for citizens to address the Council on any matter not listed on the agenda.

Stephen Melsh attended the meeting regarding paint on the wall of the concrete channel in Hawthorn. Mr. Melsh told the Council that the developer provided photographs of the channel taken in 2003 and that the photos indicate that the paint was not there at that time. Mr. Melsh stated that the paint does not look like it is covering up graffiti and that it is an eyesore. The city manager advised that he had already talked to the Public Works Director about sandblasting to remove the paint.



## CITY COUNCIL MINUTES

February 1, 2021

Kate Sanders from The Village Library attended the meeting and gave the Council a report on library programs and activities. Council Member Cummings asked about the availability of computers and meeting facilities. Ms. Sanders advised that computers are available to the public on a first-come first-serve basis and that meeting facilities are not available to the public at this time.

Jane Lowther congratulated Council Member Graham on his appointment to the National League of Cities Energy Policy Committee.

Jane Lowther congratulated Officer Vernon Green for being recognized as "Officer of the Quarter".

Jane Lowther told the Council she saw "the cutest" swing set being installed in another park and hoped that The Village could get one like it.

The Mayor read aloud a Proclamation honoring Kyle Taylor for his acts of kindness in helping elderly citizens of The Village. To recognize Mr. Taylor's contribution, February 8, 2021 will be "Kyle Taylor Day in The Village". The Council presented the proclamation to Mr. Taylor and engaged in a brief photo session.

**ITEM V: PUBLIC HEARING TO PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON AN APPLICATION FOR A SPECIFIC USE PERMIT TO ALLOW A STYLE SALON AS A HOME OCCUPATION AT 9904 CHESTERTON PLACE.**

Mayor Bennett stated that this is a Public Hearing for the purpose of providing an opportunity for the public to comment on an application for a Specific Use Permit to allow a Style Salon as a Home Occupation at 9904 Chesterton Place.

The applicant, Tonie Duncan, appeared before the Council to explain the reason for seeking the permit. Ms. Duncan told the Council that she has had her own salon for approximately thirty (30) years and that the pandemic has made it difficult to conduct business and that this would be a good time to scale back. Ms. Duncan told the Council she has talked to several of her neighbors to let them know what she would like to do.

Council Member Graham asked how many clients would be seen in a day. Ms. Duncan stated that she would have around five (5) clients per day, but there would never be more than two (2) at the salon at a time. Mayor Bennett asked how many hours per day would be devoted to serving clients. Ms. Duncan advised that an average day would be perhaps five (5) hours.

City Manager Bruce Stone explained that the Specific Use Permit, if approved, would be subject to the Home Occupation regulations in Chapter 24, Section 24-156, which include living



CITY COUNCIL MINUTES  
February 1, 2021

in the home. Mr. Stone further advised that employees are not allowed to come to the home to work.

The Council discussed parking. Ms. Duncan advised that clients would park in the driveway.

The city manager advised that the Planning & Zoning Commission recommended that the Council approve the Specific Use Permit subject to the following requirements:

- 1. Two (2) clients shall be permitted at a time.*
- 2. Clients must park in the private driveway of the permitted home.*
- 3. Hours of operation shall be limited to the hours of 8 a.m. to 8 p.m., seven (7) days a week.*

Vice-Mayor Wilkinson asked if the permit could be suspended or revoked if complaints are received. Assistant City Attorney Jeff Sabin advised that temporary suspension based on a complaint is not possible. City Manager Bruce Stone also advised that Chapter 24, Section 24-156 provides for the permit to be revoked permanently upon conviction for the willful violation of the conditions of the permit. Mr. Stone also told the Council that violation of Section 24-156 (Home Occupation Regulations) is a Class A offense.

Council Member Cummings asked if social distancing and masks would be observed in the home-based style salon. Ms. Duncan affirmed that these guidelines would be observed (while still in effect).

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

**ITEM VI: CONSIDERATION OF RESOLUTION 02-01-2021 (A) PERTAINING TO AN APPLICATION FOR A SPECIFIC USE PERMIT TO ALLOW A STYLE SALON AT 9904 CHESTERTON PLACE.**

After a brief discussion, Vice-Mayor Wilkinson moved to approve Resolution 02-01-2021 (A) approving the Specific Use Permit subject to the following conditions:

- 1. Two (2) clients shall be permitted at a time.*
- 2. Clients must park in the private driveway of the permitted home.*



CITY COUNCIL MINUTES  
February 1, 2021

3. *Hours of operation shall be limited to the hours of 8 a.m. to 8 p.m., seven (7) days a week.*

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

**ITEM VII: CONSIDERATION OF RESOLUTION 02-01-2021 (B) REAUTHORIZING AND EXTENDING THE ISSUANCE OF A BUILDING PERMIT FOR TEMPORARY CLASSROOM BUILDINGS FOR CASADY SCHOOL.**

City Manager Bruce Stone explained that Casady School’s permit for temporary classroom buildings would expire in May and that the school is seeking extension of the permit until September 2025. Mr. Stone advised that Casady School officials say that fund raising efforts to build additional primary school space has been setback by the pandemic. Mr. Stone further advised that the school believes that it will take at least eighteen (18) months to design and build the facility after the money is raised.

Assistant City Attorney Jeff Sabin advised that the permit can only be extended for two (2) years.

After a brief discussion, Vice-Mayor Wilkinson moved to approve Resolution 02-01-2021 (B) extending the permit for temporary classroom buildings at Casady School until May of 2023. Council Member Cummings seconded the motion. The vote: Yea – Cummings, Symes, Graham, Wilkinson and Bennett. Nay – none.

**ITEM VIII: REPORTS, CORRESPONDENCE, ETC.**

- a) ***Review of Expenditures.*** *The Council reviewed the Expenditure Report. The city manager explained and commented on several expenditures in the report.*

- b) ***Manager’s Report.***

*City Manager Bruce Stone reported that the final cost of Ice Storm 2020 was \$1,024,568.64, which includes \$62,566.42 in overtime expenses. Mr. Stone showed the Council a spreadsheet detailing the various costs incurred as a result of the historic storm.*

*Mr. Stone reported that the audit of the City’s financial statements is complete and that consideration of approval of the audit report would be on the next agenda. Mr. Stone advised that the auditors would not present the audit in person this year due to the pandemic. Mr. Stone asked the Council to review the audit report included in his report and to please let him know of any questions before the next meeting.*



## CITY COUNCIL MINUTES

February 1, 2021

*The city manager reported that Terracon would do additional storm water sampling at two monitoring locations where there have been elevated levels of pollutants for two consecutive years. Mr. Stone advised that in order to trace the origin of the pollutants, several samples may be needed.*

*Mr. Stone reported that Bryan Coon is retiring from Huitt-Zollars and that the company would relocate their offices. Mr. Stone advised that Mr. Coon will continue to act as City Engineer and would be available to review plans and give advice on engineering issues. Mr. Stone told the Council that any engineering that requires plans and specifications would have to be contracted with another engineering firm (for at least two years). Mr. Stone further advised that Huitt-Zollars would complete the contracts the City has with the firm, which include the drainage projects on Britton Road and Manchester/Sunnymeade as well as several sidewalk projects.*

*Mr. Stone reported that staff is working on ways to improve the audio-visual system in the Council Chamber to integrate Zoom into the meetings. After a brief discussion, Vice-Mayor Wilkinson and Council Member Graham both agreed that the meetings should be streamed, possibly on YouTube or other platforms, but remote participation would be problematic.*

*The city manager reported that he is inclined to delay replacement of school zone lights south of Britton Road. Mr. Stone advised that students do not walk to Andrew Johnson Elementary at this time and that the funds might be better spent by adding a pedestrian crossing on Britton Road to provide residents south of Britton Road a safe way to cross Britton Road to Harrison Park and the multipath.*

*Mr. Stone told the Council that none of the new tennis courts have backboards for people to use for practice. Mr. Stone advised that city-made plywood backboards are cheap but have been a maintenance problem in the past. Mr. Stone told the Council that the fiberglass backboards are rather expensive and cost \$3,500 or more depending on the size. After a brief discussion, the consensus of the Council was to budget to acquire one backboard per year over the next three years in order to equip all three tennis courts.*

### **c) Reports from Council.**

*Council Member Symes told the Council that he would receive his COVID-19 booster shot tomorrow.*

*Council Member Symes asked if there has been any progress with the engineering analysis of substandard work on Lakeside Drive. Mr. Stone advised that legal counsel*



CITY COUNCIL MINUTES  
February 1, 2021

*has been working on this but that he did not have any specific information to provide at this time.*

*Council Member Symes told Eric Oesch, reporter for OKC Friday, that the paper is doing a great job covering The Village and surrounding area. Council Member Symes read aloud a Friday article featuring his grandson. The article featured Crossings Christian's Reid Lovelace who scored 30 points in the Knights' win over Tuttle to claim the Little Axe tournament championship.*

*Council Member Graham asked about the status of the signalization project for Britton & Penn. Mr. Stone advised that the contractor expects the required components to be delivered this month.*

*The Council briefly discussed the need for park land south of Britton Road and specifically a location for soccer facilities. The Council talked about the possibility of leasing open space at Andrew Johnson Elementary School from Oklahoma City Public Schools for this purpose. Council Member Graham advised that grants up to \$40,000 are available for soccer facilities.*

*Vice-Mayor Wilkinson told the Council that he would work in his spare time on improvements and updates to the City's webpage.*

*Council Member Cummings told the Council about the recent water leak at Johnnies. Council Member Cummings advised that Oklahoma City compounded the problem by rupturing a natural gas line while repairing the City water main.*

*Mayor Bennett advised that some people were confused when they heard the storm sirens this past Saturday. Mayor Bennett stated that, for some reason, the sirens sounded twice rather than the typical one time. (Note: The sirens were sounded twice to confirm that one of the sirens was not operational and needed repair.)*

**ITEM IX: NEW BUSINESS.**

There was no New Business to come before the Council.



CITY COUNCIL MINUTES  
February 1, 2021

**ITEM X: ADJOURNMENT**

There was no further business and Mayor Bennett adjourned the meeting at 8:48 p.m.

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Mayor Bennett

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Vice-Mayor Wilkinson

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Council Member Graham

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Council Member Symes

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City Clerk

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Council Member Cummings