



CITY COUNCIL MINUTES  
March 21, 2022

The City Council of the City of The Village, Oklahoma, met in Regular Session on Monday, March 21, 2022, at 6:30 p.m., at The Village City Hall located at 2304 Manchester Drive, The Village, OK 73120.

**COUNCIL PRESENT**

Sonny Wilkinson, Mayor  
Adam Graham, Vice-Mayor  
Bubba Symes, Council Member

**STAFF PRESENT**

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

**ABSENT:**

Wynter Griffis, Council Member

**ITEM I: CALL TO ORDER.**

Mayor Wilkinson called the meeting to order at 6:30 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 OF THE MEETINGS HELD ON FEBRUARY 21, 2022.**

Mayor Wilkinson asked if there are any corrections, additions or deletions to the Minutes of the Regular Meeting held on March 7, 2022, at 6:30 p.m. It was noted that in Agenda Item VIII, Section c), last Paragraph, the word "March" should be changed to read "April." Vice-Mayor Graham moved for the approval of the Minutes of the meeting held on March 7, 2022, as corrected. Council Member Symes seconded the motion. The vote: Yea – Symes, Graham, and Wilkinson. Nay – none.

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

Jane Lowther told the Council about complaints she had heard from residents about different parks. Ms. Lowther stated that the complaints were related to removal of old benches, picnic tables or other playground equipment that were not replaced as part of recent bond improvements.

Ms. Lowther stated that the Merry Go Round in Meeker Park might need grease as it is hard to spin.



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Ms. Lowther also expressed concern about future part improvements in Duffner Park that might use open space currently used for baseball, football, and soccer.

Ms. Lowther reminded everyone to vote on April 5<sup>th</sup>.

**ITEM V: PUBLIC HEARING TO PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROPOSED REZONING OF ST. EUGENE'S CATHOLIC CHURCH PROPERTY FROM A-1 SINGLE FAMILY TO A-1 SINGLE FAMILY ST. EUGENE'S PLANNED UNIT DEVELOPMENT.**

The mayor stated that this is a Public Hearing to provide an opportunity for the public to comment on the proposed rezoning of St. Eugene's Catholic Church property from A-1 Single Family to A-1 Single Family St. Eugene's Planned Unit Development.

Tim Johnson, Jessica Bloye, and Mark Zitzow appeared before the Council on behalf of their client St. Eugene's Catholic Church.

Mark Zitzow gave a brief presentation on the proposed rezoning. Mr. Zitzow told the Council that the PUD is similar to the one approved by the Council for Casady School and that the regulations would provide more flexibility for future development of the property. Mr. Zitzow stated that the re-zoning specifically authorizes the construction of a new early childhood development center and a gymnasium on the west boundary of the church where it abuts Greystone Avenue. Mr. Zitzow also noted that the proposed development would provide for landscaped, on-street (angle) parking on the east side of Greystone in order to provide convenient access to the proposed early childhood development center and gymnasium. Mr. Zitzow also talked about the proposed setback along the south boundary where the proposed PUD abuts existing residential. Mr. Llyod advised that the proposed setback of 15 feet would be increased by an additional 10 feet for every 5 feet of building height over 40 feet up to a maximum building height of 50 feet and with a maximum setback of 35 feet. Mr. Zitzow clarified that the additional setback would not apply to the north, east or west boundaries of the PUD.

There were no citizens wishing to comment on the proposed rezoning and the mayor closed the public hearing.

**ITEM VI: CONSIDERATION OF RESOLUTION 03-21-2022 (A) PERTAINING TO AN APPLICATION TO REZONE ST. EUGENE'S CATHOLIC CHURCH PROPERTY FROM A-1 SINGLE FAMILY TO A-1 SINGLE FAMILY ST. EUGENE'S PLANNED UNIT DEVELOPMENT.**

The Council briefly discussed the proposed setback on the south property line where it abuts existing residential. The city manager advised that the setback would not apply to a



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portion of the Stateman's Club, which abuts the property on a portion of the east boundary line of the proposed PUD. The city manager also advised that the additional setback for height over 40 feet also does not apply to the west boundary where the property abuts existing residential on the west side of Greystone Avenue.

The city manager advised that the Planning & Zoning Commission recommends that the Council approve the application for rezoning with a minor wording clarification to indicate that additional setback for height above 40 feet only applies to the south boundary line of the proposed PUD where the property abuts existing residential.

After a brief discussion, Vice-Mayor Graham moved to approve Resolution 03-21-2022 (A) with the recommended clarification pertaining to the setback on the south boundary of the proposed PUD. Council Member Symes seconded the motion. The vote: Yea – Symes, Graham, and Wilkinson. Nay – none.

**ITEM VII: PUBLIC HEARING TO PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROPOSED CLOSING OF A PORTION OF WEST UTICA DRIVE LOCATED EAST OF GREYSTONE AVENUE.**

The mayor stated that this is a Public Hearing to provide an opportunity for the public to comment on the proposed closing of a portion of West Utica Drive located east of Greystone Avenue.

City Manager Bruce Stone advised that St. Eugene has made application requesting that the city close a portion of West Utica Drive, which lies east of Greystone. Mr. Stone advised that this is a dead-end street that only serves the church and is not needed for public use. Mr. Stone advised that the church intends to vacate the street, if closed by the city. Mr. Stone advised that the church owns the land on either side of this street and the church would obtain ownership of the land once the closed street is vacated in District Court. Mr. Stone told the Council that all franchisees and utility companies were given notification of the proposed closing at least thirty (30) days in advance. Mr. Stone advised that he did not receive any objections to the closing.

There were no citizens or other interested parties wishing to comment or protest the proposed closing of a portion of West Utica Drive and the mayor closed the Public Hearing.

**ITEM VIII: CONSIDERATION OF ORDINANCE 765 CLOSING A PORTION OF WEST UTICA DRIVE, A PUBLIC WAY; PURSUANT TO THE PROVISIONS OF TITLE 11, O.S. SECTION 42-110; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER AND DECLARING AN EMERGENCY.**



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Mayor Wilkinson stated that a four fifths (4/5) majority of the Council is not present to adopt the Emergency Clause and, therefore, action on this Ordinance would be tabled until the meeting on April 4, 2022.

**ITEM IX: CONSIDERATION OF RESOLUTION 03-21-2022 (B) AUTHORIZING THE CITY MANAGER TO OBTAIN COMPETITIVE BIDS FOR THE GLADSTONE DRAINAGE AND RESURFACING PROJECT.**

City Manager Bruce Stone reviewed the plans for drainage improvements and resurfacing of Gladstone from Carlton Way to Village Drive. Mr. Stone advised that the project would include a French Drain system to address ground water problems that plague the area. Mr. Stone also advised that the replacement of 56 concrete sections on Carlton Way between Chesterton and Gladstone would be an “Add Alternate” bid item. Mr. Stone further advised that federal procurement guidelines would be followed since the project will be funded with ARPA money.

After a brief discussion, Vice-Mayor Graham moved to approve Resolution 03-21-2022 (B) authorizing the city manager to obtain competitive bids for the Gladstone Drainage and Resurfacing Project. Council Member Symes seconded the motion. The vote: Yea – Symes, Graham, and Wilkinson. Nay – none.

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

- a) ***Review of Expenditures:*** *The Council reviewed the Expenditure Reports. The city manager noted and explained certain items on the reports.*
- b) ***Manager’s Report:***

*City Manager Bruce Stone reported that Oklahoma City would like to work with The Village to resurface Hefner Road east of Pennsylvania Avenue. Mr. Stone reported that OKC would manage the entire project and would bill The Village for its share of the cost. Mr. Stone advised that this work would be a listed bond project and that the preliminary cost estimate is under budget.*

*Mr. Stone briefed the Council on the status of various sidewalk projects. Mr. Stone advised that the completion of Project 3 has been delayed because the contractor has moved crews to work on curb replacement and base repair on Carlisle. Mr. Stone further advised the Project 4 is substantially complete except the restriping of Britton Road, which is scheduled to begin on March 22<sup>nd</sup>.*

*Vice-Mayor Graham asked about solar powered lighting. Mr. Stone advised that this has not been considered but the street department plans to stripe the*



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*multipath and separate the bike lane from the pedestrian lane. Mr. Stone also advised that "No Parking" logos would be provided at various points and that stop bars would be provided for intersecting streets to prevent motorists from blocking crosswalks. Mr. Stone advised that the project would be done using Street Department employees and equipment and would take time to get done.*

*The city manager reported that work is progressing smoothly on the street resurfacing project on Carlisle.*

*Mr. Stone showed the Council pictures of the tension fabric salt and sand storage building recently erected at Public Works.*

*The city manager noted the gloomy sales and use tax report for the month. Mr. Stone advised that the substantial decrease in tax is due to unusually high receipts in the previous year as the result of pandemic-related online shopping and the sales tax generated by the one-time sale of equipment and inventory to the new owner of Uptown Grocery.*

*The Council reviewed the monthly department reports.*

### **c) Reports from Council:**

*Vice-Mayor Graham reported that he recently received positive feedback about The Village from an Uber driver who lives in The Village.*

*City Attorney Jeff Sabin advised that he would not be able to attend the next two City Council meetings. Mr. Sabin advised that either Lisa Harden or Leslie Batchelor would attend the meetings.*

*Mayor Wilkinson brought-up the issue of residents blocking sidewalks by parking cars on the sidewalk. The consensus of the Council was that the ordinance prohibiting this might need to be amended. The Council agreed that only warnings should be given in the meantime.*

*Jane Lowther asked whether new sidewalks are planned for the neighborhoods south of Britton Road. Mr. Stone advised that there are sidewalks planned South of Britton Road including Stratford Drive, Village Drive, Greystone, Churchill Way, and Nichols Road.*

*Vice-Mayor Graham asked about the status of speed cushion installation. Mr. Stone mentioned his recent interview with Channel 5 and told the Council that*



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*there had been a mix-up with the order placed by Public Works and that, unfortunately, delivery of the units has been delayed.*

*Council Member Symes reported that Vicki Palmer has donated 26 framed animal prints to the Police Department, one for each officer. Council Member Symes further reported that she would also provide additional prints for each Telecommunicator.*

*Mayor Wilkinson urged everyone to vote in the Ward 4 City Council election on April 5<sup>th</sup>. (Note: This is an “at-large” election, which means all registered voters in The Village may vote)*

**ITEM XI: NEW BUSINESS.**

There was no new business to come before the Council.

**ITEM XII: ADJOURNMENT**

There was no further business to come before the Council and the Mayor adjourned the meeting at 7:45 p.m.

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Mayor Wilkinson

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Vice-Mayor Graham

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Council Member Symes

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Council Member Griffis

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City Clerk

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Unfilled Position