



CITY COUNCIL MINUTES  
September 6, 2022

The City Council of the City of The Village, Oklahoma, met in regular session at City Hall on Tuesday, September 6, 2022, at 6:30 p.m., at 2304 Manchester Drive.

**COUNCIL PRESENT**

Sonny Wilkinson, Mayor  
Wynter Griffis, Vice-Mayor  
Bubba Symes, Council Member  
Sean Cummings, Council Member  
David Glover, Council Member

**STAFF PRESENT**

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

**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 THE MINUTES OF THE MEETING HELD ON AUGUST 1, 2022.**

The mayor asked if there were any corrections, additions, or deletions to the Minutes of the meeting held on August 15, 2022. There were none and the Minutes were approved as written.

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

Jane Lowther welcomed David Glover to the City Council.

Ms. Lowther reminded citizens that SALT would meet on September 19<sup>th</sup> this month at the regular time of 1:00 pm.

Ms. Lowther thanked Larry Walton and Public Works for painting 25 MPH on the pavement on Meeker Drive.

Ms. Lowther reported the radar speed sign in her neighborhood is not working.

Ms. Lowther mentioned an incident that the Police responded to at the splash pad recently. Mr. Stone advised that the facility and park are subject to video surveillance by the Police Department 24 – 7.



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**ITEM V: APPEAL OF ADMINISTRATIVE ORDER CONDEMNING AND ORDERING THE REMOVAL OF A DILAPIDATED BUILDING LOCATED A 9515 GREYSTONE AVENUE DUE TO NEGLECT OF NECESSARY REPAIRS WHICH RENDER THE BUILDING UNFIT FOR HUMAN OCCUPANCY; DUE TO BOARDING OF BROKEN WINDOWS FOR A PERIOD GREATER THAN 18 CONSECUTIVE MONTHS, AND DUE TO A HISTORY OF ONGOING AND RECURRING CODE VIOLATIONS.**

City Manager Bruce Stone showed the Council pictures of 9515 Greystone and advised that the house is unfit for human occupancy and has been boarded for more than 18 months. Mr. Stone also stated that there is a long history of abatements for high grass, overgrowth, and other public nuisances going back as far as 2004. Mr. Stone advised that the house is structurally sound and could be renovated and made into a nice home. Mr. Stone advised that the appellant is not in attendance but has submitted a handwritten appeal indicating that he is planning to engage a realtor to help him sell the property.

The city manager reviewed four (4) bids received by the City for demolition of the structure. The bids ranged from a high of \$10,000 to the low bid in the amount of \$5,850, which was submitted by K & M Wrecking Services.

The Council had several questions about the process should the City deny the appeal and proceed with demolition. The city manager advised that the cost of demolition would be added to the existing liens on the property (currently at approximately \$7,000). Mr. Stone further advised that ownership of the land would not change, and that the property would likely continue to be a problem because it appears that the owner does not have the means to mow or otherwise maintain it.

Council Member Symes stated that this has been going on a long time and the neighbors have had to put up with the mess for long enough.

Council Member Glover stated that there are builders who would buy the house if given the opportunity and that the property would be more valuable if the house were not demolished. Council Member Glover suggested that additional time be given to allow the owner to sell the property.

After a discussion, Mayor Wilkinson moved to deny the appeal but to give the owner of the property thirty (30) days to produce a valid contract for the sale of the house, and if no such document is presented, staff should proceed with demolition of the property by the low bidder. Council Member Cummings seconded the motion. The vote: Yea- Symes, Cummings, Griffis, Wilkinson and Glover. Nay – none.



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**ITEM VI: CONSIDERATION OF RESOLUTION 09-06-2022 (A) MAKING AN APPOINTMENT TO FILL AN UNEXPIRED TERM ON THE PLANNING & ZONING COMMISSION.**

After a brief discussion, Mayor Wilkinson moved to adopt Resolution 09-06-2022 (A) appointing Braxton Banks to fill an unexpired term on the Planning & Zoning Commission with the term ending on June 30, 2023. Vice-Mayor Griffis seconded the motion. The vote: Yea-Symes, Cummings, Griffis, Wilkinson and Glover. Nay – none.

**ITEM VII: CONSIDERATION OF RESOLUTION 09-06-2022 (B) DECLARING CERTAIN PROPERTY SURPLUS AND OBSOLETE AND AUTHORIZING ITS SALE OR DISPOSAL.**

After a brief discussion, Council Member Cummings moved to adopt Resolution 09-06-2022 (B) declaring property surplus and obsolete and authorizing its sale or disposal. Mayor Wilkinson seconded the motion. The vote: Yea - Symes, Cummings, Griffis, Wilkinson and Glover. Nay – none.

**ITEM VIII: CONSIDERATION OF RESOLUTION 09-06-2022 (C) AUTHORIZING THE CITY MANAGER TO AWARD A BID FOR THE MEEKER CHANNEL REPAIR AND STABILIZATION PROJECT AND TO EXECUTE CONTRACT DOCUMENTS.**

City Manager Bruce Stone advised that one (1) bid was received for the Meeker Channel Repair and Stabilization Project in the amount of \$164,231.84. Mr. Stone told the Council that this is \$64,231.84 over the approved budget.

In order to get this long-delayed project completed, the city manager recommended the following:

1. Revise the scope of the Meeker Channel project to only include the installation of Fleximat at a cost of approximately \$107,000.
2. Proceed with the Add Alternate bid for repair of the Hawthorn Channel Liner (six panels) at a cost of approximately \$15,000.

Mr. Stone proposed that the remaining funds in the budget of approximately \$13,000 be used to sod eroded areas on the Meeker Channel next spring because it is getting too late in the current growing season to sod.

After a brief discussion, Council Member Symes moved to adopt Resolution 09-06-2022 (C) authorizing the city manager to award a bid for the (revised scope) Meeker Channel Repair & Stabilization Project and to execute contract documents. Council Member Cummings seconded the motion. The vote: Yea - Symes, Cummings, Griffis, Wilkinson and Glover. Nay – none.



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**ITEM IX: DISCUSSION OF POSSIBLE AMENDMENTS TO HOME SHARING LICENSING AND ZONING REGULATIONS.**

The Council continued discussion about possible amendments to Home Sharing Licensing and Zoning regulations.

City Attorney Jeff Sabin noted the NLC report on Short Term Rentals that has been provided to the Council and urged the Council to read the publication before the next meeting. The city attorney gave a presentation covering the current code requirements and a summary of various options and regulations that the Council might consider.

Janice Skaggs, 3213 Orlando Road, addressed the Council about Airbnbs. Ms. Skaggs shared her thoughts about ways to control the number of Airbnbs in the City such as a lottery system.

Lee Ann Moore, 2413 Carlton Way, told the Council that she is a “super host” and shares a small area of her home to short term renters. Ms. Moore advised that she makes a limited amount of money from the rentals (\$2,300 a year). Ms. Moore stated that the Council should make a distinction between people who have short term rentals in the home where they reside and those who purchase property specifically for short term rentals and live elsewhere.

Nancy Ulrey, 2621 Kent Drive, spoke to the Council and stated that she did not want to see The Village become an “Airbnb community”. Ms. Ulrey urged the Council to limit the number of Short-Term Rentals and to increase the license fee.

Eva Misheva told the Council that she owns 19 short term rental properties in various parts of the state. Ms. Misheva shared her insights about the short-term rental business and stressed that Airbnbs are well run and that the company ensures that taxes are paid. Ms. Misheva stated that participants in the Airbnb network must meet strict guidelines.

Council Members Glover and Cummings shared differing opinions about the regulation of short-term rentals. Council Member Cummings stated that he has operated businesses in four states and that he has been required to be licensed, pay fees, and abide by many regulations and short-term rental operators should be required to do the same. Council Member Glover, on the other hand, argued that market forces will determine the number of rentals and that taxes for most of the short-term rentals will be paid to the city regardless of other regulations and licensing requirements. Council Member Glover stated that over regulation of short-term rentals would be unproductive and is not warranted given that there has only been one complaint about a short-term rental to date.



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City Attorney Jeff Sabin stated that he had listed the “take-aways” that he would consider in drafting proposed changes to the regulations for consideration by the Council. The list is as follows:

- *Explore adopting a lodging tax (which may be a longer-term project)*
- *Draw a distinction between resident home sharing vs. absentee owner home sharing uses (i.e., lesser restrictions for those renting out rooms in their primary residence vs. people or corporate entities buying homes strictly for home sharing purposes), with advance notice for absentee uses such as you would find in a specific use permit or special exception process.*
- *Ensure permit fees are sufficient to cover City’s costs in enforcing regulations and processing applications.*
- *Explore 3<sup>rd</sup> party enforcement options.*
- *Consider adding page to City website for “one-stop shop” for home sharing permitting and listing.*
- *Limit the number of houses/units available for home sharing by specific geography— either Ward, subdivision, or block.*
- *Require minimum 2-night stay.*
- *Limit the number of properties any given individual may use for home sharing.*
- *Ensure rules for revoking home sharing licenses are clear.*
- *Reduce owner or owner representative residence requirements for each home sharing property from 50 miles to 25 miles.*

The Council took no formal action.

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

- a)       Review of Expenditures: The Council reviewed the expenditure reports.***



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**b) Manager's Report:**

*City Manager Bruce Stone reported that SAC Services is currently finishing other projects and advised that the company will be ready to start the Oxford-Britton-Stratford drainage project in mid-October.*

*Mr. Stone reported that C-P Integrated Services is making good progress on Sidewalk Project #6 and is doing quality work. Mr. Stone told the Council that the contractor is currently working on Andover and should make the turn back north on Stratford soon.*

*The city manager reported that the Britton & May Pedestrian Crossing Project is done and that the new pedestrian crossing approved for Britton & Stratford has been added to the contract with Traffic Signals, Inc. using unit prices bid for the Britton & May project. Mr. Stone reported that the cost of both projects combined is approximately \$93,000, which is \$12,000 under budget.*

*Mr. Stone reported that there was a paint spill on Hefner Road (unknown culprit) and paint was tracked down the middle of one of the eastbound lanes on Hefner Road. Mr. Stone advised that Action Safety would remove the paint (3,000 feet) at a cost of \$3,950. (City Council Member request)*

*The city manager told the Council that "Employee & Family Appreciation Day" would be on September 24<sup>th</sup> (in Duffner Park) and would begin after the "Battle of the Badges" Softball game. Mr. Stone advised that hot dogs would be provided and there would be inflatables for the children. Mr. Stone further advised that, if the weather is hot, the splash pad would be opened for the kids.*

*Mr. Stone reported that the Sidewalk Trip Hazard Project is scheduled to start September 15<sup>th</sup> and is expected to be completed in approximately 30 days. Mr. Stone reported that the scope of the project has been adjusted slightly to remove trip hazards in logical segments. Mr. Stone showed the Council a map indicating the sidewalks to be repaired in Phase I and Phase II. Mr. Stone further reported that the cost of Phase I would be \$49,447.97 and the cost to complete Phase II would be \$35,500.*

*The city manager briefed the Council on the update the City's Stormwater Pollution Plan. Mr. Stone advised that Bluff Creek has been designated by ODEQ as an impaired stream and the City will be required to adopt additional control measures to reduce the pollutants of concern (enterococcus). Mr. Stone further advised that the updated Stormwater Pollution Plan must be submitted and approved by ODEQ no later than June 2023.*



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**c) Reports from Council**

*Council Member Symes asked about regulations for a food truck on May Avenue. The city manager advised that the Council decided not to charge a license fee and that the City-County Health Department regulates food handling and safety.*

*Vice-Mayor Griffis reported that she had talked to the Chief of Police about school safety and what the department does to be proactive. The vice-mayor stated that she was impressed by our equipment, policies and programs that are in place as well as ongoing efforts to build relationships with the schools and students.*

*Vice-Mayor Griffis reported that there might be an illegal garden/trellis in the 1800 Block of Andover.*

*Mayor Wilkinson asked about the budget for webpage update this year. The city manager advised that \$7,000 was approved in the budget but this was only to update the existing WordPress webpage. The Mayor stated that we probably need a new website that includes all the modern features and is designed specifically for cities.*

*Council Member Glover acknowledged former Mayor Stan Alexander who attended the meeting.*

*Council Member Glover mentioned the idea of adopting a city flag similar to the flag that Tulsa has. The Council briefly discussed branding, logos, seals, and similar topics.*

*City Attorney Jeff Sabin gave a brief update on the status of pending litigation with Crossland Heavy Contractors.*

*Mayor Wilkinson mentioned that there is a washing machine in the front yard of a house on Ridgeview near Ridgeview Elementary School.*

*The mayor told the Council that Casady School would be celebrating its 75<sup>th</sup> Anniversary on September 29<sup>th</sup>. The city manager added that the celebration would include a firework display.*

*Mayor Wilkinson reported that planning for the construction of a new Northside YMCA is progressing, and that the new facility would provide valuable services and facilities for residents of The Village.*



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*The mayor mentioned that work has begun to recruit a new city manager as the city manager is retiring at the end of January 2023.*

**ITEM XI: ADJOURNMENT**

There being no further business, the mayor adjourned the meeting at 9:20 p.m.

Mayor Wilkinson

Council Member Symes

City Clerk

Vice-Mayor Wynter Griffis

Council Member Cummings

Council Member Glover