



CITY COUNCIL MINUTES
September 19, 2022

The City Council of the City of The Village, Oklahoma, met in regular session at City Hall on Monday, September 19, 2022, at 6:30 p.m., at 2304 Manchester Drive.

COUNCIL PRESENT

Sonny Wilkinson, Mayor
David Glover, Council Member
Bubba Symes, Council Member
Sean Cummings, Council Member

STAFF PRESENT

Bruce K. Stone, City Manager
Bonnie Updegraff, Purchasing Agent
Jeff Sabin, City Attorney

ABSENT

Wynter Griffis, Vice-Mayor

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 SEPTEMBER 6, 2022.

The mayor asked if there were any corrections, additions, or deletions to the Minutes of the meeting held on September 6, 2022. There were none and the Minutes were approved as written.

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

Louis Brigham appeared before the Council. Mr. Brigham had several comments regarding the final plans for the TIF Project. Mr. Brigham said the final plans provided for a reasonable compromise for the lane reduction on Vineyard Boulevard but noted the final plans omit the bike path. Mr. Brigham also stated that he is concerned about maintenance of all the new landscaping and infrastructure. Jessica Lerner, (LAUD Studio Architect) advised that that the bike path is slated for a future phase of the project. The city manager advised that it will be essential for the maintenance of the improvements be done by a third-party contractor as the City does not have the human resources to take this additional work on. Mr. Stone noted that preliminary work on specifications for a maintenance contract has already begun.



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Jane Lowther told the Council that the radar speed sign in her neighborhood is still not working. Mr. Stone advised that the Chief of Police is aware of this and that the Police Department is working to get it repaired.

Jane Lowther reported that the Citizen's Police Academy was great and urged residents to plan on attending an academy when one is scheduled in the future.

Jane Lowther reported that the next SALT meeting would be on October 3rd and urged senior residents to attend as they are highly informative.

Jane Lowther told the Council that she would like to see a water fountain in Meeker Park. Jessica Lerner stated that water fountains are planned for the next phase of park improvements.

ITEM V: APPEAL OF ADMINISTRATIVE ORDER CONDEMNING AND ORDERING THE REMOVAL OF A BURNED RESIDENTIAL BUILDING LOCATED A 2129 CARLISLE COURT DUE TO CONTINUED NEGLECT OF NECESSARY REPAIRS, WHICH RENDER THE BUILDING UNFIT FOR HUMAN OCCUPANCY.

City Manager Bruce Stone explained that the house at 2129 Carlisle Court burned over a year ago and little has been done to clean up or renovate the property. Mr. Stone advised that inaction on the property resulted in this Administrative Order.

Nika Williams appeared before the Council to appeal the order. Mr. Williams explained that the home belonged to his mother that passed away. Mr. Williams stated that probate and other personal issues prevented him from acting on the home. Mr. Williams advised that Roger Goodwin is purchasing the house and would move expeditiously to complete renovation of the home.

City Manager Bruce Stone confirmed that he had spoken to Mr. Goodwin, who is the Vice-Mayor of Warr Acres, and that he is, in fact, buying the house.

After a discussion, the consensus of the Council was that things are moving in the right direction and that action on the appeal should be tabled at this time.

The Mayor tabled action on the appeal until a later date, provided further action by the Council is needed.

ITEM VI: CONSIDERATION OF RESOLUTION 09-19-2022 (A) AUTHORIZING THE CITY MANAGER TO AWARD A BID FOR CONSTRUCTION OF PHASE I OF THE VILLAGE TAX INCREMENT DISTRICT #1 PROJECT AND TO EXECUTE CONTRACT DOCUMENTS.



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City Manager Bruce Stone advised that four (4) bids for Phase I of the TIF #1 Project were received as follows:

Wynn Construction:

Base Bid	\$6,627,363.30
Alternate 1	\$768,473.00
Alternate 2	\$270,000
Total	\$7,665,836.30

TCS Construction:

Base Bid	\$6,928,829.00
Alternate 1	\$749,912.00
Alternate 2	\$271,574.00
Total	\$7,950,315.00

W.L. McNatt:

Base Bid	\$7,055,259.35
Alternate 1	\$760,473.00
Alternate 2	\$218,000.00
Total	\$8,034,042.53

Downey Construction:

Base Bid	\$7,619,355.06
Alternate 1	\$992,815.33
Alternate 2	\$253,710.00
Total	\$8,865,880.39

LAUD Studio Landscape Architect Jessica Lerner advised the Council that she has reviewed all the bids in detail and recommends that the Council accept the Base Bid submitted by Wynn Construction in the amount of \$6,627,363.30. Ms. Lerner advised that funds might be available later in the project to accept the bids for Alternate 1 and Alternate 2. Ms. Lerner told the Council that it would be advisable to wait and see if there are any construction contingencies before obligating the City to the two alternate bids.

Ms. Lerner advised that staff should coordinate and communicate with The Village Library and Love's Country Stores and Travel Stops as construction will be "messy" for a period of time.

After a brief discussion, Council Member Symes moved to adopt Resolution 09-19-2022 (A) authorizing the City Manager to award the Base Bid to Wynn Construction and to execute contract documents. Council Member Cummings seconded the motion. The vote: Yea – Symes, Cummings, Wilkinson, and Glover. Nay – none.



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ITEM VII: CONSIDERATION OF RESOLUTION 09-19-2022 (B) APPROVING A LOT SPLIT FOR LOT 25, BLOCK 9 OF THE CASADY LAKESIDE ESTATES 3RD ADDITION TO THE CITY OF THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA, WHICH, IF APPROVED, WOULD RESULT IN THE CREATION OF LOT 25 (A), LOT 25 (B) AND LOT 25 (C).

City Manager Bruce Stone reviewed the proposed lot split for property owned by Our Lord's Lutheran Church. Mr. Stone advised that the lot split would reduce the size of the church property and create two residential lots to be donated to Habitat for Humanity. Mr. Stone advised that the proposed lot split meets all applicable legal requirements and that the Planning & Zoning Commission recommends that the Council approve the lot split as submitted.

A representative of Our Lord's Lutheran Church, Mr. Tom Sebal, appeared before the Council to explain that the property in question was used as a softball field in the past and that the land is no longer needed by the church.

Ann Gilliland, Director of Habitat for Humanity for Central Oklahoma, appeared before the Council to answer questions. Ms. Gilliland told the Council that the homes would be for single family residences and that the size of each of the homes will depend on the size of the family that purchases the home. Ms. Gilliland advised that the typical home has a living area of about 1,300 square feet.

Council Member Glover stated that the two lots to be created by the lot split would be relatively large and that perhaps building more than two homes would be beneficial. Ms. Gilliland stated that her understanding was that this was not possible. City Manager Bruce Stone advised that there seems to have been a misunderstanding as the construction of two (2) homes are possible given a simple lot split as proposed. Mr. Stone further stated that that additional homes could be built with the donation of more land and/or through rezoning (PUD) to change setbacks, lot coverage, and street frontage requirements.

Mr. Sebal advised that the church congregation is probably not interested in giving more land because of possible future needs and the location of the existing church playground.

Mayor Wilkinson asked why the church is required to have a minimum lot size of two (2) acres. The city manager advised that this requirement stems from a situation that occurred in the early 1990s, which resulted in the construction of a controversial church on Lakeside Drive. Mr. Stone advised that the City Council at that time acted to prevent churches from being built on a standard size residential lot that did not have frontage on a main thoroughfare.

After a brief discussion, Mayor Wilkinson moved to approve Resolution 09-19-2022 (B) approving a lot split for Lot 25, Block 9, Casady Lakeside Estates 3rd Addition, as proposed. Council Member Cummings seconded the motion. The vote: Yea – Symes, Cummings, Wilkinson, and Glover. Nay – none.



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ITEM VIII: 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 reviewed proposed changes to Chapter 11 and Chapter 24 of the City Code pertaining to regulations for Short Term Rentals, including limits on the number of licenses, additional conditions and restrictions for licensees, fees for licenses, and other related issues.

After a discussion, the consensus of the Council was to proceed with incorporation of proposed amendments in conjunction with the codification of the 2022 City Code, which is scheduled to take place before the end of the year.

The Council took no formal action.

ITEM IX: REPORTS, CORRESPONDENCE, ETC.

a) Review of Expenditures: *The Council reviewed the expenditure reports. The city manager explained several of the items on the expenditure list.*

b) Manager's Report:

City Manager Bruce Stone reported that the monthly sales tax check was for \$561,762, which is an increase of \$48,347 or 9.42% over the same period last year. Mr. Stone also reported that Use Tax was \$156,158, which is a decrease of \$6,204 or -3.82% over the same period last year.

The city manager reported that C-P Integrated Services continues to make good progress on Sidewalk Project #6 and is currently working north of Andover. Mr. Stone advised that there are very few driveways between Andover and Britton on Stratford Drive, and this should allow the remaining work to go very quickly.

Mr. Stone reported that the Sidewalk Trip Hazard repair project started on time and work is going fast. Mr. Stone told the Council that the contractor started on the north end of Major and is working to the south.

The city manager briefed the Council on revisions to the plans for the Gladstone Drainage Project. Mr. Stone reported that the City's consulting engineers will have revisions done before the end of the month. Mr. Stone explained that original design would have accepted all of the water, with none of the runoff being handled in the curb and gutter for



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the 100-year return frequency. Mr. Stone advised that the plan is being revised to handle the 100-year rain, but will rely to some extent on the street carrying some of the water for the bigger rain events. Mr. Stone told the Council that this will eliminate most of the expensive box construction by using much cheaper pipe. Mr. Stone further reported that an additional grate will be provided on Gladstone and Village Drive to prevent water from Gladstone crossing Village Drive. Mr. Stone stated that the plan revisions are expected to significantly reduce the costs of the project.

Mr. Stone reported that the award of the bid for the Meeker Channel Stabilization and Repair project is on hold pending final revised cost figures for the project. Mr. Stone advised that the contractor working on the revised prices has been ill.

The city manager showed the Council a picture of a mixed breed dog/wolf that created a stir last week. Mr. Stone advised that the animal was eventually picked up in Oklahoma City at Western and Hefner and returned to its owner. Mr. Stone stated that the animal was not aggressive and posed no danger to the public.

c) Reports from Council

Council Member Glover told the Council The Village is significantly above the state average for seniors living alone and that it might be advisable to take a look at zoning regulations to allow mother-law-law rooms and other housing options for seniors.

Council Member Cummings thanked the city manager and public works for going the extra mile and picking up bulk waste put out early at several residences south of Britton Road.

Council Member Cummings stated that one of his neighbors is complaining about speeding on Lakeside Drive west of May. The Council briefly discussed speed cushions. The city manager advised that four speed cushion sets have just been delivered and input is needed on where to place them.

Council Member Symes thanked the city manager for getting spilled paint removed on Hefner west of May. Council Member Symes stated that the paint was an eyesore.

Council Member Symes reported that there is a car on jacks near Johnson Park, which seems to be dangerous.

Mayor Wilkinson asked for a radar speed sign to be placed on Kent Drive between Sunnymead and May Avenue.



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ITEM X: ADJOURNMENT

There being no further business, the mayor adjourned the meeting at 8:40 p.m.

Mayor Wilkinson

Vice-Mayor Wynter Griffis

Council Member Symes

Council Member Cummings

City Clerk

Council Member Glover