



CITY COUNCIL MINUTES
October 17, 2022

The City Council of the City of The Village, Oklahoma, met in regular session at City Hall on Monday, October 17, 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 OCTOBER 3, 2022.

The mayor asked if there were any corrections, additions, or deletions to the Minutes of the meeting held on October 3, 2022. There were none and the Minutes were approved as written.

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

Roger Godwin, Vice-Mayor of the City of Warr Acres, appeared before the Council to confirm his pending purchase of 2129 Churchill Way. Mr. Godwin assured the Council that the house would be renovated.

Donna Rice Johnson, candidate for Oklahoma House District 85, appeared before the Council and gave a three-minute campaign speech.

Council Member Cummings presented a Certificate to Kara Tam Walt for organizing the first Chili Cook-Off, which was held in Duffner Park on October 15th. Council Member Cummings also presented a Certificate to Megan Hungerford for performing at the first "Sunday Night Music in the Park." Council Member Cummings said that the turn out for these events was great and thanked the two for their work on these two events.

Jane Lowther made the following comments, announcements, and requests:



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- The concert (*Sunday Music in the Park*) was excellent, and the fries were good.
- The next SALT meeting is on November 7th at 1:00 p.m. at City Hall.
- The Citizens Police Academy was impressive, and residents should sign up for the next one in March.
- Would like the playground equipment booklets he gave to the former Mayor returned.
- Gave the City Council and city manager a picture of a merry go round that would be a good addition to one of the parks.
- Passed out framed pictures of the big slide that Casady Manor residents would like for Meeker Park. (*This was a joke in response to cartoons inspired by Ms. Lowther's ongoing efforts to get the old, big slide, which was removed from Meeker Park refurbished and reinstalled*)

ITEM V: CONSIDERATION OF RENEWAL OF FRANCHISE AGREEMENT WITH COX COMMUNICATIONS.

Robbie Squires, Governmental Affairs Representative for Cox Communications, appeared before the Council. Ms. Squires thanked the city manager for being an exceptional partner over the last thirty years.

Ms. Squires showed the Council a PowerPoint presentation that featured the services and programs offered by Cox Communications. Ms. Squires stated that Cox Communication was founded in 1898 and currently serves 6 million customers in 18 states.

Mayor Wilkinson asked why the cost of Wi-Fi in the city's public parks is so high. The city manager advised that the cost of equipment is relatively cheap but that the services required to keep the Wi-Fi secure and from being misused for pornography is the reason for the high cost. Mr. Stone stated that the Council might consider adding Wi-Fi to the parks in phases to manage the budgetary impact. Ms. Squires added that Cox continues to expand the number of Wi-Fi hotspots that are available to the public for free and that Duffner Park is already in an area served by a Cox Wi-Fi hotspot.

The city manager advised that Cox is seeking a ten (10) year extension of their non-exclusive franchise. Mr. Stone further noted that there are currently many other options for residents to obtain video services, including U-Verse, Dish Network, Direct TV and through various streaming platforms, which are becoming a bigger segment of the video landscape. Mr.



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Stone further stated that another cable provider could obtain a similar non-exclusive franchise from the City and compete with Cox head-to-head.

Mayor Wilkinson asked if Cox would be providing new services. Ms. Squires advised that the company continues to invest billions of dollars in system improvements nation-wide and continues to work on improving internet speeds.

Council Member Glover asked about franchise tax paid by the company. The city manager advised that the company pays 5% to the city and that this generates approximately \$38,000 a year in revenues.

After a brief discussion, Council Member Cummings moved to approve the agreement renewing the franchise agreement with Cox Communications for a period of ten (10) years. Vice-Mayor Griffis seconded the motion. The vote: Yea – Symes, Griffis, Cummings, Wilkinson, and Glover. Nay - none.

ITEM VI: DISCUSSION AND POSSIBLE ACTION TO DESIGNATE LOCATIONS FOR SPEED CUSHIONS.

City Manager Bruce Stone told the Council that their input is needed to designate locations for the speed cushions that were recently purchased. Mr. Stone advised that speed cushions have already been placed at six (6) locations in the city and that they seem to have been well-received by the public and appear to be doing the job in slowing down motorists in the neighborhoods. Mr. Stone provided a list of locations where residents have requested speed cushions as well as several locations suggested by the Police Department Patrol Division.

After a brief discussion, Mayor Wilkinson moved to place speed cushions at the following locations:

1. *Greystone Avenue near the intersection of Andover.*
2. *10300 Block of Hidden Village Drive.*
3. *Kent Drive between Sunnymeade and May.*
4. *1800 Block of Westchester.*

Council Member Cummings seconded the motion. The vote: Yea – Symes, Griffis, Cummings, Wilkinson, and Glover. Nay - none.

ITEM VII: DISCUSSION OF POSSIBLE ZONING AMENDMENTS TO UPDATE REGULATIONS FOR DETACHED STRUCTURES ON RESIDENTIAL LOTS THAT MAY TAKE THE FORM OF POOL HOUSES, CABANAS, BACKYARD STUDIOS, "SHE-SHEDS", "MAN-CAVES", GRANNY FLATS/PODS, PLAYHOUSES, GUEST HOUSES AND OTHER SIMILAR USES.



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City Manager Bruce Stone explained that Council Member Glover asked for discussion on ways to update the city's regulations pertaining to the construction and allowed uses for accessory buildings in residential areas. Mr. Stone explained that the code already allows accessory buildings for human occupancy but that there are various area restrictions that make the construction of such buildings impractical in most areas of the city. Mr. Stone further advised that the code is not clear on who can legally occupy these accessory buildings where they do exist and whether they can be rented.

Council Member Glover told the Council that the reason he is mentioning this is the need for additional housing options and that some changes to the zoning regulations might be beneficial.

The Council discussed the pros and cons of amending the current regulations and the possibility of allowing accessory buildings to be rented by non-members of the family. The Council also discussed whether accessory buildings should be separately metered and be required to use the same sewer main tap as the main building on a lot.

Further discussion on this matter is expected to take place at the next meeting after the city attorney has time to review the zoning regulations and draft possible revisions of the code for consideration by the Council.

The Council took no formal action.

ITEM VIII: 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 gave the following reports:

The monthly sales tax check was for \$562,089, which is an increase of \$13,132 or 2.39% over the same period last year. Use Tax was \$115,251, which is a decrease of \$42,335 or 26.86% over the same period last year.

C-P Integrated Services (CPI) has completed Sidewalk Project #6 except for final cleanup sod and watering. The completion of the companion pedestrian signalization project is partially complete, but completion is delayed pending the delivery of the control cabinet. A field meeting with contractors (CPI and TSI) resulted in the crossing being placed farther to the west and directly across from the tennis courts. A section of



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the multipath is already damaged at that location and it made sense to put the new curb cut/ADA ramp where the sidewalk replacement is needed.

Curb replacements on Chesterton will be done by CPI using the Add Alternate prices provided in their bid for Sidewalk Project 6. The quantity of curb replacement needed for Sidewalk Project 6 was significantly over-estimated and the repairs on Chesterton will not increase the contract price. There is enough room in the contract to replace several hundred more feet of new curb in other locations, as well.

The joint OKC-The Village overlay project on Hefner between Penn and Waverly is underway. Curb and gutter replacement are being done at the present time.

Rain interfered with progress on the sidewalk trip hazard repair project for a couple of days. Public Works has identified a few more places sidewalk spot repairs are needed, and these repairs will be made as soon as possible.

The pre-work meeting for the Meeker Channel Stabilization and Repair project was held on October 12th. CPI plans to start work on October 24th. Separate crews will be working the project, with one crew doing the channel liner replacement in Hawthorn and the other installing the Fleximat on the Meeker Channel.

The pre-work meeting with Wynn Construction (TIF# 1 Project, Phase I) is scheduled for Friday, October 21. The library and Love's will be represented at the meeting. This project is also set to get underway on October 24th.

The plans for the Gladstone Drainage & Resurfacing Project have been revised and staff met with Brewer Construction on October 13th to review the changes and to consider the cost savings. The original cost of the project, including the Add Alternate was \$1,721,293.60. After redesign of the project, the Base Bid and Add Alternate was reduced to \$1,539,787.80 saving \$181,505. The 2nd tranche of ARPA money has not yet been received and, therefore, the Notice of Award of the contract to Brewer Construction will be delayed until the funds are deposited in the City's bank account. Approximately \$135,000 of ARPA funds will remain for other projects.

Installation of the new storm siren on Greystone south of Churchill Way has been held up due to a conflict with a water main at the new location, which is approximately 75 feet north of its current location. Emergency Management Director Brent Hodges is trying to find a suitable location for the siren on the opposite side (west) of the street. Major Hodges will coordinate with the homeowner to try and find a mutually agreeable place for the pole.



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The start of Annual Dry Weather (IDDE) monitoring did not begin as scheduled due to wet weather. The engineering protocol stipulates that water samples not be taken within a week after precipitation. The program is to detect illicit discharges to the city's streets, creeks, and drainage channels and is mandated by the Clean Water Act.

Kadin Keenom is back to work as Animal Welfare Officer.

The city has received an engineering proposal from Cowan Engineering to video all of the sewer lines in drainage Basin 6 and 7 (the oldest and worst parts of the city's sewer system) and for the design of a sewer outfall Line upgrade on Village Drive between Carlton Way and Vineyard Boulevard. The remaining ARPA funds could be used to fund this project.

A copy of a contract for the sale of 9515 Greystone (owned by Jerry Gaines) to Star Construction was received by the city on October 9th. The house is not suitable for renovation and must be demolished. Closing on the sale is scheduled for October 17th. Star Construction has not indicated a timeline for demolition.

c) Reports from Council

Council Member Symes stated that he appreciated the article written by Eric Oesch in the recent issue of Friday regarding the retirement of the city manager and the search for his successor.

Council Member Symes advised that he would attend the pre-work meeting with Wynn Construction on October 21st at 10:00 a.m.

Council Member Cummings suggested that a robocall be sent to ask for volunteers for the Fall Festival and to inform residents about the event.

Vice-Mayor Griffis asked how things were going in relation to the recruitment of volunteers for the Fall Festival on October 29th. Beverly Whitener advised that the Judge has approved a number of defendants to work at the festival to pay their fines.

Vice-Mayor Griffis told the Council that she is excited about Sidewalk Project 6 and the ability to cross Britton Road to Harrison Park.

Vice-Mayor Griffis reported that she met with Chief of Police Russ Landon about policing and what can be done to make the city thrive.

City Attorney Jeff Sabin reported that seven (7) applications for city manager have been received to date.



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The city attorney reported that he does not have any new information to share about pending litigation with Crossland Heavy Contractors.

Mayor Wilkinson told the Council that he believes that large, rigid signs in residential areas should be restricted.

The mayor reported that OMAG would hold a regional meeting on November 9th in El Reno.

Mayor Wilkinson told the Council that the Northwest Chamber of Commerce State of the Cities luncheon would be on October 27th and that he hoped that Vice-Mayor Griffis could represent the city in his place.

The mayor reported that he and the city manager met with representatives of the YMCA to receive an update on fund raising to build a new 60,000 square foot Northside YMCA.

Mayor Wilkinson gave a report on the recent ACOG Board meeting and shared information about the ACOG Board of Directors retreat, the drought, tree planting, water conservation, and planning for a metropolitan area rapid transit system.

ITEM IX: 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