



CITY COUNCIL MINUTES  
November 7, 2022

The City Council of the City of The Village, Oklahoma, met in regular session at City Hall on Monday, November 7, 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, Admin Asst.  
Beverly McManus, 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: CONSIDERATION OF VOTE TO ENTER INTO EXECUTIVE SESSION PURSUANT TO 25 O.S. §307(B)(2) AND §307(B)(4), AND ON THE ADVICE OF LEGAL COUNSEL FOR THE PURPOSE OF ENGAGING IN CONFIDENTIAL COMMUNICATIONS BASED ON A DETERMINATION BY THE CITY COUNCIL THAT DISCLOSURE WILL SERIOUSLY IMPAIR THE ABILITY OF THE PUBLIC BODY TO ENGAGE IN ARBITRATION WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF), LOCAL 3958, PERTAINING TO GRIEVANCE 9/28/2022 AND TO DISCUSS OTHER RELATED GRIEVANCES SUBMITTED BY THE IAFF. VOTE TO RETURN FROM EXECUTIVE SESSION AND RECONVENE IN OPEN SESSION.**

Mayor Wilkinson read aloud Agenda Item III and then moved to enter Executive Session. Council Member Cummings seconded the motion. Yea – Symes, Cummings, Griffis, Wilkinson and Glover. Nay – none.

The Council heard reports from staff and legal counsel regarding the IAFF's request for arbitration through the Federal Mediation and Counseling Service.

Mayor Wilkinson moved to return from Executive Session and reconvene in Regular Session. Council Member Glover seconded the motion. Yea – Symes, Cummings, Griffis, Wilkinson and Glover. Nay – none.

The Council took no action.



CITY COUNCIL MINUTES  
November 7, 2022

**ITEM IV: APPROVAL OF MINUTES OF THE MEETINGS HELD ON OCTOBER 17, 2022, AND OCTOBER 31, 2022.**

The mayor asked if there were any corrections, additions, or deletions to the Minutes of the meetings held on October 17, 2022, and October 31, 2022. There were none and the Minutes of both meetings were approved as written.

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

Reggie Daniels commended the Council for the installation of speed cushions in various locations around the City and said that there is a need for a lot more.

Mr. Daniels' main purpose for appearing before the Council was to ask permission to keep a carport that he erected recently. Mr. Daniels stated that he has been told by Code Enforcement that the carport is illegal and must be removed. Mr. Daniels told the Council that the carport has already prevented damage to his vehicle from a falling tree branch and that he would like to find a way to keep it.

The Council briefly discussed allowing carports to setback less than 25' from the property line. The Council considered the possible negative impact of such structures on the appearance of the neighborhoods and property values over time. After the discussion, it was evident that amending the zoning regulations to allow carports to be built closer than 25' from the property line is not supported by a majority of the Council at this time.

City Manager Bruce Stone advised that the only legal way to keep the carport would be to amend the zoning regulations or to obtain a variance. Mr. Stone advised that obtaining a variance might be difficult given the criteria that must be satisfied to legally qualify for one.

The Mayor asked Mr. Daniels to contact the City Manager if he would like to pursue an application for a variance.

Abigail Stout appeared before the Council and introduced herself as the new manager of The Village Library. Ms. Stout said she is happy to be in The Village and told the Council that she previously worked at the downtown library.

Jane Lowther made the following concerns, statements, suggestions, and observations:

- *The citizens Police Academy was very informative and encouraged residents to sign up for the next one which is to be held in March.*
- *Congratulated staff on the success of the Fall Festival.*



CITY COUNCIL MINUTES  
November 7, 2022

- *Enjoyed the Sunday Music in the Park event featuring Jessica Tate on the harp and the hot chocolate and chips were delicious.*
- *Concerned about voters accessing The Village Library to vote tomorrow. The city manager advised that the driveways from Vineyard Boulevard and Penn would both be open for the election.*

**ITEM VI: 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.**

Council Member Glover explained his reasons for bringing this issue up. Council Member Glover told the Council that some changes to the regulations for detached structures on residential lots might provide more housing opportunities for residents, especially in light of the current housing shortage.

City Attorney Jeff Sabin reviewed several proposed changes to the A-1 Single Family Zoning regulations for consideration by the Council, which included amendments that would allow accessory dwellings to be constructed on a single-family lot. Mr. Sabin stated that these accessory dwellings would be restricted in size to 1,000 square feet and would be subject to the standard area regulations for residentially zoned property.

Kim Mulford asked about exterior building requirements for such accessory dwellings. The city manager advised that these buildings would be subject to the same exterior masonry requirements and design standards as established for main residential building.

Carol Jensen asked if an accessory dwelling could be larger than the main residence. Mr. Stone advised that no more than 50% of a rear yard can be covered by buildings and structures and that this requirement alone would place restrictions on the size of an accessory dwelling. *(Note: It would be technically possible for an accessory dwelling to be larger than the main residence but is not likely to occur as most, if not all, existing residences exceed 1,000 square feet.)*

The Council did not object to the proposed changes, and it was agreed that new regulations would be formally adopted as part of the recodification of the City Code (2022 City Code), which is scheduled for December 5, 2022.

The Council took no action.



CITY COUNCIL MINUTES  
November 7, 2022

**ITEM VII: DISCUSSION OF POSSIBLE AMENDMENT OF CHAPTER 20 OF THE VILLAGE CITY CODE PERTAINING TO SIGN REGULATIONS FOR RIGID SIGNS IN RESIDENTIAL AREAS.**

City Manager Bruce Stone advised that this discussion was requested by Mayor Wilkinson. The city manager stated that regulations for rigid yard signs in residential areas may need to be changed, or at the minimum, clarified so that Code Enforcement Officers can better understand the regulations.

Mayor Wilkinson stated that the large rigid signs placed on residential lots during the campaign “look like crap.” The Council discussed banning rigid signs in areas in use as single family residential.

City Attorney Jeff Sabin advised that he would draft proposed amendments to the sign regulations, which could be formally considered by the Council as part of the recodification of the City Code (2022 City Code), which is scheduled for December 5, 2022.

The Council took no action.

**ITEM VIII: CONSIDERATION OF RESOLUTION 11-07-2022 (A) ESTABLISHING DATES, TIME, AND LOCATION OF CITY COUNCIL MEETINGS FOR CALENDAR YEAR 2023.**

City Manager Bruce Stone briefly described the proposed meeting schedules for Calendar Year 2023.

After a brief discussion, Council Member Cummings moved to approve Resolution 11-07-2022 (A), Resolution 11-07-2022 (B), Resolution 11-07-2022 (C), Resolution 11-07-2022 (D), and Resolution 11-07-2022 (E), all establishing the dates, times, and locations for meetings of the various public bodies of the City of The Village. Vice-Mayor Griffis seconded the motion. The vote: Yea – Symes, Cummings, Griffis, Wilkinson and Glover. Nay – none.

**ITEM IX: CONSIDERATION OF RESOLUTION 11-07-2022 (B) ESTABLISHING DATES, TIME, AND LOCATION OF PLANNING COMMISSION MEETINGS FOR CALENDAR YEAR 2023.**

Approved under Agenda Item VIII.

**ITEM X: CONSIDERATION OF RESOLUTION 11-07-2022 (C) ESTABLISHING DATES, TIME, AND LOCATION OF VILLAGE PUBLIC WORKS AUTHORITY MEETINGS FOR CALENDAR YEAR 2023.**

Approved under Agenda Item VIII.



CITY COUNCIL MINUTES  
November 7, 2022

**ITEM XI: CONSIDERATION OF RESOLUTION 11-07-2022 (D) ESTABLISHING DATES, TIME, AND LOCATION OF TRAFFIC & SAFETY COMMISSION MEETINGS FOR CALENDAR YEAR 2023.**

Approved under Agenda Item VIII.

**ITEM XII: CONSIDERATION OF RESOLUTION 11-07-2022 (E) ESTABLISHING DATES, TIME, AND LOCATION OF THE VILLAGE DEVELOPMENT AUTHORITY MEETINGS FOR CALENDAR YEAR 2023.**

Approved under Agenda Item VIII.

**ITEM XIII: 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:**

*The City Manager gave the following reports:*

- The 2nd tranche of ARPA money has been received and Brewer Construction has been given their Notice to Proceed with the Gladstone Drainage & Resurfacing Project.*
- FEMA has remitted approximately \$170,000 as final reimbursement for the costs of the 2020 Ice Storm.*
- C-P Integrated Services (CPI) has completed Sidewalk Project #6 and is working on channel liner replacement in Hawthorn. The company is expected to move to Chesterton to make approximately 95 linear feet of curb and gutter replacement after they complete work on the channel.*
- The pedestrian crossing on Britton Road is complete and will be fully operational as soon as OG&E provides electric service.*
- Oklahoma City is currently taking bids for water line improvements in The Village. The water lines to be replaced are on Sheffield and Carlisle between Penn and Waverly. The project also includes new water lines on Nichols Road between Andover and Sheffield and on Waverly between Andover and Sheffield. None of this work will interfere with upcoming bond projects. OKC*



## CITY COUNCIL MINUTES

November 7, 2022

*advised that the project might be delayed if bids come in over budget. The city manager showed the Council a map of the water line project area.*

- *The Sidewalk Trip Hazard repair project is complete and final inspection is pending.*
- *Work on TIF# 1 Project, Phase I started on November 1st. Despite repeated warnings about gas lines on the property, Wynn ruptured a high-pressure gas line on the first day on the job. The eastbound lane of Vineyard Boulevard had to be closed for several hours. The city manager showed the Council pictures of the construction signs that would be placed on two sites for the project.*
- *The new storm siren on Greystone south of Churchill Way has been installed and is fully operational. The pole was placed approximately 75 north of the old location but on the opposite (west) side of the street.*
- *Speed cushions have been installed on Greystone near Andover, in the 1800 Block of Westchester, in the 10300 Block of Hidden Village Drive, and in the 2700 Block of Kent Drive.*
- *A start date for the drainage project on Britton Road between Oxford and Stratford is still to be determined.*

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

*City Attorney Jeff Sabin reported that applications for city manager closed on October 31<sup>st</sup> at 5:15 p.m. Mr. Sabin advised that 21 applications were received, with most applications from Oklahoma, Texas, and California.*

*Council Member Symes asked who is responsible for maintenance of the greenbelt in Hawthorn. Mr. Stone advised that the property is owned by the Hawthorn HOA and the HOA is responsible for maintenance. Mr. Stone advised that the Council has discussed the possibility of the city assuming maintenance of the property when the Village Trail is completed.*

*Council Member Cummings told the Council that Code Enforcement gave him a correction notice about the (dead) tree in his front yard.*

*Vice-Mayor Griffis stated that she received a call from Mr. Daniels regarding his illegal carport. (Note: The correction notices used by the Code Department do not contain phone numbers for members of the City Council, but Mr. Daniels was most likely referred to his Council representative for assistance regarding his dilemma)*



CITY COUNCIL MINUTES  
November 7, 2022

*Vice-Mayor Griffis told the Council that the Fall Festival turned out great. The city manager thanked the vice-mayor for working at the festival for the entire day and said that staff appreciated the help.*

*Vice-Mayor Griffis told the Council that she would attend the National League of Cities Conference in Kansas City next week.*

*Vice-Mayor Griffis stated that, since the installation of the speed cushion on Westchester, all but one of the twelve makeshift “slow down” signs put up by residents have been removed.*

*Council Member Glover told the Council that he really liked the lighted street name signs at Lakeside and May and said that they are highly visible and set The Village apart from other metro cities. Council Member Glover said he would like to see more of these, especially at the intersection of Britton and May. Mr. Stone advised that he got the idea for the signs when visiting his daughter in Frisco, Texas.*

*Council Member Glover urged citizens to vote in the election tomorrow.*

*City Attorney Jeff Sabin advised that he does not have any updates regarding litigation with Crossland Heavy Construction.*

*Mayor Wilkinson stated that The Village Laundry on Britton Road needs to be painted.*

*Mayor Wilkinson told Vice-Mayor Griffis to enjoy herself and to learn from the NLC Conference.*

*The mayor encouraged citizens to make their voice heard and to “go vote “!*

*Council Member Cummings told the Council that he was saddened to see that “Steak, the Experience”, is closed.*

**ITEM IX: ADJOURNMENT**

There being no further business, the mayor adjourned the meeting at 9:00 p.m.

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Mayor Wilkinson

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Vice-Mayor Wynter Griffis

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Council Member Symes

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Council Member Cummings

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City Clerk

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Council Member Glover