



CITY COUNCIL MINUTES  
September 24, 2019

The City Council of the City of The Village, Oklahoma, met in special session at City Hall on Tuesday, September 24, 2019, at 4:00 p.m., at 2304 Manchester Drive.

**COUNCIL PRESENT**

Cathy Cummings, Mayor  
Dave Bennett, Vice-Mayor  
Sonny Wilkinson, Council Member  
Adam Graham, Council Member  
Bubba Symes, Council Member

**STAFF PRESENT**

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

**GUESTS PRESENT:**

Carl Martincich, Love's Country Stores & Travel Stops  
Joe Stallings, Love's Country Stores & Travel Stops  
Terry Ross, Love's Country Stores & Travel Stops  
John Osborne, FSB Architects.

**ITEM I:           CALL TO ORDER.**

Mayor Cummings called the meeting to order at 4:00 p.m.

**ITEM II:           WORK SESSION TO REVIEW AND DISCUSS ARCHITECTURAL DESIGN STANDARDS FOR LOVE'S CORPORATE OFFICE EXPANSION AND RENOVATION.**

The Mayor welcomed everyone to the meeting.

City Manager Bruce Stone gave a brief explanation of the origins of the City's new architectural design standards. Mr. Stone advised that in 2017 the City adopted a Strategic Plan called The Village Vision, which resulted in new sign regulations, new landscaping regulations and new architectural design standards. Mr. Stone noted that Love's renovation of the Hertz building, and construction of a new Event Center on Love's expanded corporate campus are the first buildings to be subject to the new standards. Mr. Stone further noted that the design standards were primarily for retail development.

Architect John Osborne explained several of the concerns with the new design standards as they relate to the Love's building project. Mr. Osborne provided explanations of why certain design features were more appropriate than those required by the new regulations. The issues were enumerated and explained as follows:



CITY COUNCIL MINUTES  
September 24, 2019

**Section 24-329 (a) Identifiable Base & Section 24-332 (a) 2 EIFS within 2' of ground.**

Impact Concerns: The wall surfaces, near people circulation areas such as entrances, are to be stone veneer. The EIFS on lower 6' surrounding building is specified to be high-impact type of EIFS. Aesthetic Concerns: FSB disrupted these long horizontal facades on the existing building, with vertical pilasters of EIFS and stone veneer. FSB's design tried to avoid long horizontal elements such as a masonry base around all sides of the building. FSB did not want this building to look like an old castle.

**Section 24-330 (c)-100' uninterrupted roofline**

Aesthetic Concerns: This is such a large building that any small roofline break would not fit the larger mass. The building roof perimeter has a continuous parapet. To raise and lower this parapet arbitrarily would look phony, because it would serve no functional purpose, and not have depth required to fit the large mass of this building.

**Section 24-332 (a) 1.-EIFS Primary building finish**

Aesthetic Concerns: The purpose of this renovation was to bring this building up to the current design aesthetic employed by the other Love's campus buildings. This large low precast concrete building was to be covered with EIFS and stone similar to the other Loves campus buildings. This Love's design, of utilizing EIFS and stone, is also carried out on their many travel stop buildings throughout the US. This combination of EIFS/stone is a deliberate consistent branding strategy. FSB's use of EIFS as primary and stone as secondary is to share a common identifiable, complementary design.

**Section 24-327 a) Distinct groups of buildings on a site must share a common, identifiable, complementary design. Sec 24-325 Intent-individual buildings must include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.**

Stone is the masonry utilized by Love's. The large mass of this precast concrete building would be overpowering in stone as the primary material. The wall delineation appropriately illustrated with EIFS, would not be recognizable with stone. The detailing integrated into these facades would be lost in a large mass of stone. Environmental Advantages: It is difficult to add more insulation to the interior of this building without doubling perimeter wall studs. A minimum of 2" of EIFS insulation substrate provides an additional R7 to the existing R-13 wall to form an R-20 building envelope.



CITY COUNCIL MINUTES  
September 24, 2019

**Section 24-331 (b) Canopy Support Poles. Canopy support poles must include decorative corbels or pole covers at least 18" wide.**

Aesthetics: The FSB design includes stone masonry with a cast stone cap to 8' above pavement. Above 8' steel is exposed and detailed to architecturally express a more contemporary and clean-lined design aesthetic.

The Council discussed options to remedy the design issues raised by Love's architectural firm. The options discussed included rezoning the property to Planned Unit Development or adding language to the City Code exempting large corporate campuses from some or all of the design regulations. The consensus of the Council was that rezoning of the property would not be necessary and that a simpler solution could be reached with appropriate amendments to Chapter 24 of the City Code.

**ITEM III: ADJOURNMENT**

There being no further business, the Mayor adjourned the meeting at 5:00 p.m.

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Mayor Cummings

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Vice-Mayor Dave Bennett

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Council Member Wilkinson

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Council Member Graham

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City Clerk

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Council Member Symes