

**MINUTES OF THE REGULAR MEETING OF
OF THE MOORE CITY COUNCIL
THE MOORE PUBLIC WORKS AUTHORITY
THE MOORE RISK MANAGEMENT BOARD
AND THE MOORE ECONOMIC DEVELOPMENT AUTHORITY
MARCH 17, 2014 – 6:30 P.M.**

The City Council of the City of Moore met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma on March 17, 2014 at 6:30 p.m. with Mayor Glenn Lewis presiding.

David Roberts
Councilman, Ward I

Robert Krows
Councilman, Ward I

Scott Singer
Councilman, Ward II

Mark Hamm
Councilman, Ward II

Jason Blair
Councilman, Ward III

Terry Cavnar
Councilman, Ward III

PRESENT: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
ABSENT: None

STAFF MEMBERS PRESENT: City Manager, Steve Eddy; Assistant City Manager, Stan Drake; Finance Director, Jim Corbett; City Attorney, Randy Brink; Assistant City Attorney, K.O. Williams; Community Development Director, Elizabeth Jones; Special Projects Coordinator, Jared Jakubowski; Economic Development Director, Deidre Ebrey; Emergency Management Director, Gayland Kitch; Fire Chief, Gary Bird; Human Resources/Risk Management Director, Gary Benefield; Manager of Information Technology, David Thompson; Parks and Recreation Director, Todd Jenson; Police Chief, Jerry Stillings; Sergeant Michael Leonard; Public Works Director, Richard Sandefur; Veolia Water Project Manager, Robert Pistole; and Purchasing Agent, Carol Folsom.

Agenda Item Number 2 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MARCH 3, 2014.
- B) RECEIVE AND APPROVE THE MINUTES OF THE SPECIAL WORK STUDY SESSION HELD FEBRUARY 24, 2014.
- C) RECEIVE AND APPROVE THE MINUTES OF THE SPECIAL MEETING HELD JANUARY 13, 2014.
- D) RECEIVE THE MINUTES OF THE REGULAR PARK BOARD MEETINGS HELD JANUARY 7, 2014 AND FEBRUARY 4, 2014.
- E) ACCEPT A ROADWAY AND UTILITY EASEMENT FROM PELLETT INVESTMENTS, LLC FOR 4TH AND TELEPHONE ROAD.
- F) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2013-2014 IN THE AMOUNT OF \$1,895,158.52.

Councilman Singer moved to approve the consent docket in its entirety, second by Councilman Hamm. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

Agenda Item Number 3 being:

CONSIDER ORDINANCE NO. 768(14) AMENDING PART 5, CHAPTER 2, SECTION 5-204, BY ADDING MINIMUM REGULATIONS GOVERNING RESIDENTIAL CONSTRUCTION FOR HIGH WIND RESISTANCE.

Elizabeth Jones, Community Development Director, stated that Ordinance No. 768(14) was prepared at the request of Mayor Lewis following the May 20, 2013 tornado. The intent was to amend the building codes in an effort to reduce the loss of property and life in future severe weather events. A committee comprised of City staff, local homebuilders, City Councilmembers, and Moore residents met four times and determined that a realistic goal would be to design a home that could withstand winds up to 135 mph. The committee then requested the assistance of Dr. Chris Ramseyer, School of Civil Engineering and Dr. Lisa Holiday, Construction Science Division, College of Architecture, with the University of Oklahoma. They were asked to review the current building codes and make any recommendations they felt necessary. After going through several rounds of analysis and case study they found 14 areas of the building code where improvements could be made. Those items were included in the proposed ordinance. Ms. Jones stated that since Dr. Ramseyer gave a very thorough presentation regarding his findings at the February 18, 2014 City Council meeting, she would not be discussing the proposed amendments in detail.

Ms. Jones advised that Dr. Ramseyer suggested that the homes have a sturdier garage door since most of the failures begin there. Continuous roof sheathing and better connections were recommended to hold the structure together during high winds. Ms. Jones advised that the changes were discussed at a Moore Homebuilders Association meeting held at City Hall. Dr. Ramseyer attended the meeting to address any specific questions or concerns the homebuilders might have. Productive discussion did occur with no major opposition to the changes. She stated that it was important to note that a home built to these standards will not withstand a direct hit from a tornado with winds over 135 mph. The proposed building code changes were created to enhance survivability; however, a home built to these standards cannot be considered a storm shelter. Residents should still take appropriate tornado precautions anytime a tornado warning is issued. The new standards will hopefully reduce the number and severity of tornado damaged homes in the event of a tornado and will be an added layer of protection for life and property. The cost of the improvements was estimated to be around \$1,500 to \$2,500 per home and might increase a monthly mortgage payment by \$20 to \$25. She stated that the City would like to continue making the market competitive for first time homebuyers. Therefore, staff will be investigating a down payment assistance program that would more than make up for the additional cost for qualifying applicants. The program would be funded through a Community Development Block Grant.

Ms. Jones advised that Dr. Ramseyer was at the meeting along with several members of the Moore Homebuilders Association and were available for questions. Councilman Krows asked Dr. Ramseyer what type of wind speed homes can typically withstand now. Dr. Ramseyer advised that most homes are designed to withstand 90 mph three second gusts; however, the garage door is the first point of failure and is not rated for 90 mile per hour winds.

Councilman Singer asked if a study was done comparing the damage sustained during the May 20, 2013 tornado to homes that would be built under the new standards, or an assessment made as to how many homes would have been saved or left in a more repairable condition. Dr. Ramseyer stated that the easiest way to answer the question would be to compare the Wild Flower subdivision in Oklahoma City to the damage in Moore. The homes in this addition had the type of construction being recommended. With the better construction the homes stayed structurally intact through much higher wind than they were initially

designed for. That was not duplicated anywhere else. He added that when homes stay together there is less debris being thrown at the surrounding homes reducing further damage to them.

Marvin Haworth, Haworth Homes, appeared on behalf of the Moore Homebuilders Association. Mr. Haworth felt that the homebuilders were generally accepting of the proposed changes and felt they would improve the quality of the homes. He stated that Moore will continue to have tornados and this is an attempt to address the situation. Mr. Haworth believed that Dr. Ramseyer's recommendations were a step in the right direction. Councilman Krows asked Mr. Haworth if he believed the building code changes and the additional cost in construction would keep individuals from buying homes in Moore. Mr. Haworth believed that the City's attempt to strengthen the building code would make people more comfortable coming to Moore. Councilman Singer asked if any discussion had occurred with insurance companies about their willingness to offer a discount to those individuals utilizing this type of construction. Mr. Haworth stated that the issue had been discussed in committee but they do not have a definitive answer on the subject. Councilman Cavnar felt this type of situation would help entice insurance companies to insure people living in Moore. All rates are based upon claims. He felt that ultimately the building code changes will help lower insurance rates.

Barbara Johnson, 205 S. Olde Bridge Road, asked when the new building code would go into effect. Steve Eddy, City Manager, stated that if the ordinance was approved it would go into effect in 30 days. Any building permit issued after that will be required to build to the new specifications. Any existing home under construction would not be required to follow the new building code requirements.

Councilman Krows moved to approve Ordinance No. 768(14) amending Part 5, Chapter 2, Section 5-204, by adding minimum regulations governing residential construction for high wind resistance, second by Councilman Roberts.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

Agenda Item Number 4 being:

CONSIDER RESOLUTION NO. 791(14) ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR) 2013 ACTION PLAN AND SUBMITTING THE SAME TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Elizabeth Jones, Economic Development Director, introduced Donna Wickes, Community Planning and Development Director for the Department of Housing and Urban Development for the State of Oklahoma. Ms. Jones advised that Ms. Wickes had been working with the City since the May 20, 2013 tornado. Ms. Wickes indicated that she was in attendance at the meeting representing U.S. Housing and Urban Development Secretary Shaun Donovan to announce that in addition to the original allocation of \$26.3 million the City would receive a second allocation in the amount of \$25.9 million. She also announced that the State of Oklahoma would receive a second allocation of \$83.1 million bringing the State's total allocation to \$109 million. The four allocations totaling \$145.9 million would go toward last year's storms, the fires in 2012, and disasters that occurred in 2011 and 2013. The huge impact these funds can make across the State when added with the building code changes the City Council just passed is very exciting. She applauded the City Council for their vision because other cities will be following in Moore's footsteps as to what we are doing. She congratulated the City and stated that it had been a pleasure to work with everyone and she looked forward to working with us in the future. Mayor Lewis and the City Council expressed their appreciation to Ms. Wickes and the U.S. Department of Housing and Urban Development.

Ms. Jones advised that the Action Plan being considered was for the initial allocation of \$26.3 million. Staff will present an amended Action Plan sometime in the future to include the second allocation of

\$25.9. Councilman Hamm asked if the first allocation monies could be utilized immediately or if the City must wait for the amended Action Plan to be approved. Ms. Jones advised that the money could be used immediately for the stated purposes in the action Plan.

Ms. Jones stated that Donna Wickes contacted the City following the tornado and began working with staff on a long-term recovery plan. The plan required citizen input. Two tornado area visioning meetings were held along with two public hearings to obtain citizen comments. She advised that the CDBG Advisory Committee met on March 5, 2014 to review the Action Plan and was recommending approval by the City Council. Ms. Jones explained that the CDBG Disaster Recovery funding was different from the CDBG Entitlement funding in that the money must be used in the tornado area or to address a need that is a direct result of the tornado. The recipients cannot receive a duplication of benefits. If an individual received settlement or grant monies for anything lost from the tornado, they cannot obtain CDBG-DR funds for the same loss. Disaster recovery money is meant for any unmet need that has not been met through an insurance settlement, grant or any other source. Ms. Jones advised that there is a strict time line associated with use of the funds. Once funds have been allocated they must be spent within two years. Since spending the entire allotment in two years would be virtually impossible, HUD developed a Partial Action Plan which would allow the City to allocate a specific amount of money for utilization within a two year period. The City is required to have the entire allocation obligated by September 2017 and spent by September 2019. Ms. Jones explained that the CDBG-DR program was similar to the CDBG Entitlement program in that 51% of the monies must benefit individuals with low to moderate income levels.

Due to the expenditure restrictions that Congress has placed on the money, staff is presenting a partial Action Plan for consideration. The budget preparation was guided by the amount of damage the City received. The Housing Program has the majority of the allocation dedicated to it because housing received the highest monetary damage from the tornado. The partial budget is intended to cover the next eight months. Ms. Jones referred Council to page 75 of the agenda for the proposed allocation:

ACTIVITY	ALLOCATION
Housing (Owner/Occupied)	\$150,000
Infrastructure	500,000
Resiliency	0
Administration	150,000
Planning	400,000
TOTAL	\$1,200,000

Ms. Jones advised that the City can present another Partial Action Plan any time we are prepared to make another drawdown of money. There is not a restriction on the number of drawdowns the City can make. Staff proposed a sign-up for a Housing Rehabilitation program to determine how many individuals need assistance for repairs in order to occupy their home. Ms. Jones advised that the Infrastructure allocation allows for the immediate repair and upgrade of the infrastructure around Plaza Towers Elementary School. The City will be required to work with the school on scheduling of the projects and have the project completed within the allotted time frame. Administration costs will include staff's salary reimbursement and the hiring of an outside contractor for the creation and implementation of an internal auditing system to ensure compliance with the Inspector General's requirements. Ms. Jones advised that a significant amount of funds were set aside for planning which includes necessary capital improvements within the tornado area. Ms. Jones added that staff will be investigating a debris barrier wall as part of a Resiliency Program to eliminate as much damage as possible from future tornados. The Resiliency line item for the next eight months has no allocation because the American Red Cross has implemented their Storm Shelter Rebate Program. Staff will be monitoring interest in the program to determine if there is a future need for another storm shelter rebate program using CDBG-DR funds.

The Action Plan Budget for the first allocation in the amount of \$26.3 million was divided up as follows:

ACTIVITY	ALLOCATION
Housing	\$16,000,000
Infrastructure	3,000,000
Resiliency	2,040,000
Administration	1,315,000
Planning	3,945,000
TOTAL	\$26,300,000

Ms. Jones noted that once the Action Plan is approved by the City Council it is submitted to HUD where Ms. Wickes will be in charge of the review and approval of the Plan. Once Ms. Wickes approves the plan the City can begin expending the funds.

Councilman Roberts asked if any underinsured or uninsured homeowner should be able to have their home restored to the original state using these funds. Ms. Jones indicated that the funds can be used for unmet needs such as home repairs for individuals who do not have the resources to do so. Mr. Eddy stated that the Red Cross has been taking needs requests and have funded various repairs and renovations; however, the City is unsure what need there is for new home construction. There are several nonprofit organizations that would like to build new homes and at this point staff is unsure how that will work with the disaster relief funds.

Councilman Hamm asked how the program would be advertised to the public in order to find individuals with unmet needs. Ms. Jones indicated that the City would use the normal methods to reach citizens such as the City's website, newsletter, and Channel 20, along with partnering with local media.

Councilman Blair asked if the \$3 million allocation for infrastructure would be a supplement to the ¼ cent sales tax designated for street improvements. Mr. Eddy stated that he hoped to use a good portion of the \$3 million in the storm damaged areas and use the sales tax monies in the undamaged areas.

Mayor Lewis expressed his appreciation to Congressman Cole and Secretary Donovan for the award of funds.

Councilman Hamm moved to approve Resolution No. 791(14) adopting the Community Development Block Grant – Disaster Recovery (CDBG-DR) 2013 Action Plan and submitting the same to the United States Department of Housing and Urban Development, second by Councilman Singer. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

Agenda Item Number 5 being:

CONSIDER RESOLUTION NO. 792(14) ADOPTING THE CITY OF MOORE COMPREHENSIVE HOUSING MARKET ANALYSIS.

Elizabeth Jones, Community Development Director, advised that the consultant was scheduled to address the City Council regarding the Comprehensive Housing Market Analysis but through a series of mishaps he is in Dallas, Texas waiting on a connecting flight. Ms. Jones requested that the item be moved to the end of the agenda to give him an opportunity to arrive at the meeting.

Councilman Krows moved to table the item to the end of the agenda, second by Councilman Singer. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

Agenda Item Number 6 being:

CONSIDER EXTENDING THE TEMPORARY EMPLOYEE SERVICE CONTRACT WITH 1ST STAFFING GROUP USA, LTD. TO APRIL 4, 2015 WITH NO INCREASE IN RATES.

Richard Sandefur, Public Works Director, advised that the City has contracted with 1st Staffing Group for temporary employee services for approximately the last three years. Mr. Sandefur indicated that staff was satisfied with their service and recommended extending their contract for an additional year.

Councilman Krows moved to extend the Temporary Employee Service Contract with 1st Staffing Group USA, Ltd. To April 4, 2015 with no increase in rates, second by Councilman Singer. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

Agenda Item Number 7 being:

CONSIDER RESOLUTION NO. 793(14) URGING THE OKLAHOMA LEGISLATURE TO APPROVE HB 1875 WHICH CORRECTS AN IMBALANCE OF FEES CHARGED BY THE OKLAHOMA TAX COMMISSION IN THE COLLECTION OF MUNICIPAL SALES TAX.

Councilman Hamm stated that he visited with the Oklahoma Municipal League regarding House Bill 1875. He advised that if the fees charged by the Oklahoma Tax Commission were at the corrected rate it would have resulted in an additional \$134,000 in sales tax. The proposed resolution would lower the percentage that the Oklahoma Tax Commission charges to manage sales tax collections to .5%.

Steve Eddy, City Manager, provided additional background information regarding HB 1875. He advised that the Oklahoma Municipal League has been working with the Oklahoma Tax Commission on various issues of concern to municipalities for a number of years. One of those issues was that the amount the Tax Commission charged for collection of sales tax was more than the actual cost. A negotiated agreement was worked out between OML and the Oklahoma Tax Commission to lower the retainage by the Tax Commission from 1% of collected sales tax to .5%. Approval of the Resolution No. 793(14) shows the Council's intent to ask the legislators to support the Bill.

Councilman Singer asked what the status of the Bill was currently. Councilman Hamm indicated that both sides were agreeable to the Bill. Mr. Eddy indicated that it made it out of committee last legislative session but did not get voted on and was held over. It has been approved by both houses and was in a joint committee to finalize a few details. He advised that he was unaware of any opposition to the Bill.

Councilman Krows moved to Resolution No. 793(14) urging the Oklahoma Legislature to approve HB 1875 which corrects an imbalance of fees charged by the Oklahoma Tax Commission in the collection of municipal sales tax, second by Councilman Roberts. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

Agenda Item Number 8 being:

CONSIDER RESOLUTION NO. 794(14) ADOPTING THE CLEVELAND COUNTY HAZARD MITIGATION PLAN.

Gayland Kitch, Emergency Management Director, advised that three years ago they began the process of updating the Cleveland County Hazard Mitigation Plan. FEMA has issued a letter of approval pending adoption by all of the jurisdictions.

Councilman Roberts moved to adopt Resolution NO. 794(14), second by Councilman Hamm. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

THE CITY COUNCIL MEETING WAS RECESSED AND THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS CONVENED AT 7:20 P.M.

Agenda Item Number 9 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE PUBLIC WORKS AUTHORITY MEETING HELD MARCH 3, 2014.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2013-2014 IN THE AMOUNT OF \$4,020,251.11.

Trustee Krows moved to approve the consent docket in its entirety, second by Trustee Singer. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

MOORE PUBLIC WORKS AUTHORITY MEETING WAS RECESSED AND THE MOORE RISK MANAGEMENT MEETING WAS CONVENED AT 7:21 P.M.

Agenda Item Number 10 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE RISK MANAGEMENT MEETING HELD MARCH 3, 2014.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2013-2014 IN THE AMOUNT OF \$176,934.77.

Trustee Blair moved to approve the consent docket in its entirety, second by Trustee Singer. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

THE MOORE RISK MANAGEMENT MEETING WAS RECESSED AND THE MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING WAS CONVENED WITH CHAIRMAN TERRY CAVNAR PRESIDING AT 7:2P.M.

Agenda Item Number 11 being:

ROLL CALL

PRESENT: Krows, Blair, Singer, Cavnar, Lewis, Hamm, Roberts
ABSENT: None

Agenda Item Number 12 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING HELD FEBRUARY 18, 2014.

Trustee Singer moved to approve the consent docket in its entirety, second by Trustee Krows. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Lewis, Hamm, Roberts
Nays: None

THE MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING WAS RECESSED AND THE CITY COUNCIL MEETING RECONVENED WITH MAYOR GLENN LEWIS PRESIDING AT 7:23 P.M.

Agenda Item Number 13 being:

NEW BUSINESS:

- A) CITIZENS' FORUM FOR ITEMS NOT ON THE AGENDA.

James Tommey, 1113 St. George Avenue, signed up to speak but was not in attendance when Mayor Lewis called his name.

- B) ITEMS FROM THE CITY COUNCIL/MPWA TRUSTEES.

Councilman Hamm asked for the status of the Storm Shelter Rebate Program. Steve Eddy, City Manager, indicated that a large number of individuals signed up for the program. Gayland Kitch, Emergency Management Director, and his staff have been reviewing the applications and anticipate notifying applicants of their eligibility by the first of April 2014. Since interest in the program exceeds the available funding there must be a drawing or lottery process to determine winners. Councilman Hamm asked if the City or the State would oversee the lottery process. Mr. Eddy asked that Mr. Kitch come forward and address Councilman Hamm's questions. Mr. Eddy noted that individuals whose homes were destroyed were eligible for the guaranteed funds in Phase I of the program. Remaining individuals would be included in Phase 2 and would be included in the drawing process.

Mr. Kitch advised that staff was working to verify eligibility of the applicants. They will be divided into two phases. Phase 1 would include those homeowners who had their homes destroyed or required a building permit for the repairs. Everyone else would fall into Phase 2. Mr. Kitch stated that an in-house random drawing would take place and they would award as many rebates as they have money to fund. Mr. Eddy stressed that it would not be handled on a first come first serve basis but rather a random selection.

- C) ITEMS FROM THE CITY/TRUST MANAGER.

Mr. Eddy thanked Marvin Haworth and the Homebuilders Association for their participation in, and support of, Ordinance No. 768(14). He noted that the Monthly Financial Statement reflected a significant deficit in the MPWA for February. Jim Corbett, Finance Director, indicated that this was primarily due to the debt service on the new Wastewater Treatment Plant. The payments occur twice a year and each time result in a deficit. Mr. Corbett felt that there should be an improvement by year end, particularly as more homes are built back from the tornado. Mr. Eddy announced a Ribbon Cutting for FNB Community Bank on March 18, 2014 at their new location at 601 N. Broadway. He encouraged attendance. A press release will be placed on the City's website regarding Ordinance No. 768(14) along with the presentation given by Dr. Ramseyer. Mr. Eddy thanked Dr. Ramseyer, his team, and the National Science Foundation for their valuable assistance on the ordinance.

Agenda Item Number 14 being:

EXECUTIVE SESSION:

- A) DISCUSS, CONSIDER, AND IF DEEMED APPROPRIATE, CONSIDER TAKING POSSIBLE ACTION REGARDING PENDING LITIGATION STYLED JARED AND CHELSEA TODD V. CITY OF MOORE, CASE NO. CJ-2011-2103, AND AUTHORIZATION FOR LEGAL COUNSEL AND STAFF TO TAKE ACTION AS NECESSARY AND APPROPRIATE IN THE INTEREST OF THE CITY OF MOORE AS AUTHORIZED BY 25 OKLA. STAT. § 307(B)(4).
- B) CONVENE INTO EXECUTIVE SESSION

Councilman Krows moved to convene to executive session, second by Councilman Cavnar. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

The City Council convened into executive session at 7:29 p.m.

- C) RECONVENE FROM EXECUTIVE SESSION

PRESENT: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
ABSENT: None

The City Council reconvened from executive session at 7:44 p.m.

- D) ACTION.

A) DISCUSS, CONSIDER, AND IF DEEMED APPROPRIATE, CONSIDER TAKING POSSIBLE ACTION REGARDING PENDING LITIGATION STYLED JARED AND CHELSEA TODD V. CITY OF MOORE, CASE NO. CJ-2011-2103, AND AUTHORIZATION FOR LEGAL COUNSEL AND STAFF TO TAKE ACTION AS NECESSARY AND APPROPRIATE IN THE INTEREST OF THE CITY OF MOORE AS AUTHORIZED BY 25 OKLA. STAT. § 307(B)(4).

Councilman Krows moved to direct staff to proceed as directed in executive session in Case No. CJ-2011-2103, second by Councilman Blair. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

Agenda Item Number 5 being:

CONSIDER RESOLUTION NO. 792(14) ADOPTING THE CITY OF MOORE COMPREHENSIVE HOUSING MARKET ANALYSIS.

Jared Jakubowski, Special Projects Coordinator, advised that the City Council awarded a contract to RKG Associates in the amount of \$26,800 for preparation of a Comprehensive Housing Market Analysis at the September 3, 2013 City Council meeting. Mr. Jakubowski introduced Taylor Yewell with RKG who would be giving a presentation regarding the analysis.

Mr. Yewell indicated that the items to be included in his presentation were a demographic and economic analysis which tells them what is driving the market, whether the population is growing or static, and if there is an increase in jobs. Information is obtained on historical housing and how the homes compare to today's market. Affordability tells them if the population and workforce can afford the housing in Moore.

Mr. Yewell began by giving more detail on the demographics of Moore. He advised that rapid growth of around 35.2% occurred since 2000 with the majority of the population between the ages of 25 and 44. The next largest section of the population includes the peak earners in the 45 to 64 age group. The City has a lot of young households with only about 1,200 residents age 75 and above.

The largest percentage of the community has an income range between \$50,000 and \$75,000. Over 20% of the community has a stable income in this range and can afford to purchase a home. Steady population growth will continue to put pressure on the housing market. Young working age households dominate the market. Employment trends reflect that over the past nine to ten years the City has added 3,109 new jobs reflecting a 14.4% growth. The County did not do as well as Moore. The projections for the Central Oklahoma Workforce Area for 2010-2020 reflects a 16.5% growth. He contributed a lot of that to Moore. At Place Employment Trends reflect a diverse economy with new jobs in both the lower and higher paying sectors. Cleveland County has stayed consistently below the national average on unemployment rates which shows a very stable economy.

Inflow/Outflow Job Counts show that 10,729 commute into Moore to work and 21,641 commute out to work. There are approximately 3,002 individuals who live and work in Moore. Commuting distances show that most people do not have a long commute. More than 50% of the population drive less than 5 miles to work. Around 36.8% drive between 10 and 24 miles to work. Commuter destinations reflect that 55.4% go to Oklahoma City, 12.2% in Moore, 10.4% go to Norman, 2.9% go to Midwest City, and 2.6% go to Tulsa. Retail Employment Dynamics reflect overall that retail, entertainment, hotels, and restaurants account for 30% of Moore At Place employment. The I-35 Corridor is comprised of 60% retail, entertainment, hotels, and restaurants.

Mr. Yewell indicated that they divided Moore into five areas chosen by the sequence in which Moore grew. Approximately 87% of the housing is single-family and 9% is multi-family or apartments, with the remaining being duplexes and mobile homes. In 2012 69% of the homes were owner occupied and 26% were renter occupied. Mr. Yewell indicated that was actually better than the national average which was around 32% rentals. This reflects that more individuals own their homes compared to nationwide. He advised that there was a huge building boom in the 1970s when 5,600 homes were constructed. In the 1980s and 1990s it was still robust but declining. In 2000 and 2004 it increased again to around 3,200. The rental activity started in the 1980s, moderately increasing in 1990s, and accelerating significantly in the early 2000s. From 2005-2012 move-ins to rental properties exceeded move-ins to homeownership. He stated that during the period of 2010-2013 most of the homes sold between \$100,000 and \$150,000. Around 1,138 sold for between \$150,000 and \$250,000. Most of the homes sold over the past three years were between 1,500 and 2,000 square feet. Mr. Yewell presented pictures of homes in the market for \$65,000 up to \$349,000. He discussed various apartment complexes and stated that the trend was to offer more amenities.

Nursing homes is an important sector because you don't want to be too far away from aging relatives. Currently the East Moore Nursing Home located at 320 N. Eastern has 104 certified beds. Hillcrest Nursing Center located at 2120 N. Broadway has 154 certified beds. The Southwest Medical Center is out of commission.

Mr. Yewell presented a map where homes were identified by renter occupied housing. He recommended that the areas more densely populated by rental properties should be monitored closely. With absentee ownership renters are not as inclined to keep the property maintained and the area could decline rapidly.

A Residential Developments Map reflected 721 single-family units, 110 duplexes, 702 apartments, and 66 senior units in the planning pipeline.

Mr. Yewell stated that they were asked to look into the tornado damaged areas and determine how many permits had been issued. He advised that 342 permits had been issued for rebuilds and 419 permits issued for remodels. He felt that the numbers were probably higher since the data was a couple of months old. He felt that permits were being issued fairly quickly and demand had not been affected. The people here are very resilient.

A Holding Capacity Analysis was done to determine potential for development. There is a finite area of land and since it is a popular place to live it will build out quickly. The estimated build out period is between 19 and 31 years.

Summary and Implications:

- Housing inventory added 6,000 units since 2000
- Demand for rentals increased from 22% to 26% since 2000
- New homes are larger with larger lots and a higher value
- Most sales activity in \$100,000 to \$150,000 range.
- Second most active market is \$150,000 to \$250,000 range.
- Rentals and single family homes exceeded apartments 3,100 to 1,800
- Some neighborhoods have a high concentration of rental SFD housing which could impact conditions in the future.
- Moore's capacity for development is limited and finite. With the trend toward larger lots land will be consumed faster.

Housing Affordability:

- | | |
|---|---------------|
| • Extremely low income (30% Area Median Income "AMI") | 932 surplus |
| • Very low income (50% AMI) | 7,566 surplus |
| • Low income (80%) | 3,395 surplus |
| • 100% AMI | 1,841 deficit |
| • 120% AMI | 1,771 deficit |
| • Over 120% AMI | 8,281 deficit |

Mr. Yewell indicated that the City had plenty of affordable housing.

Conclusions:

- New single family detached houses moving up in price closer to \$250,000 to \$300,000
- Local developers responding to pent up apartment demand with 702 units in pipeline
- Local developers responding to pent up senior housing demand with 126 units in pipeline
- Moore High a has concentration of single family rentals
- Evidence suggests recent tornado events have not adversely affected housing demand

Recommendations:

- Support and encourage higher end housing
- Create monitoring system for high renter occupied SFD neighborhoods
- Support and encourage higher density housing options for young professionals and empty nesters
- Pre-plan for arrival of commuter transit
- Identify underutilized retail centers for redevelopment potential

Question and Answer:

Mayor Lewis asked what the City could do if renter occupied single family neighborhoods begin to decline. Mr. Yewell indicated that the City should take notice if 50% or more of the neighborhood is occupied by renters because they are not as concerned with maintaining their properties like homeowners would be. He suggested that the City would need to address some of the issues through Code Enforcement. Councilman Hamm stated that a lot of issues handled by Code Enforcement are complaint driven. He felt that the City should take a more aggressive approach by looking for violations in those areas.

Mayor Lewis thanked Mr. Yewell for his work on the report. He felt it would provide useful information.

Agenda Item Number 15 being:

ADJOURNMENT

Councilman Cavnar moved to adjourn the City Council meeting, second by Councilman Krows. Motion carried unanimously.

Ayes: Krows, Blair, Singer, Cavnar, Roberts, Hamm, Lewis
Nays: None

The City Council, Moore Public Works Authority, and the Moore Risk Management meetings were adjourned at 8:17 p.m.

TRANSCRIBED BY:

RHONDA BAXTER, Executive Assistant

RECORDED BY:

CAROL FOLSOM, Purchasing Agent

FOR:

DAVID ROBERTS, MPWA Secretary

FOR:

JASON BLAIR, MEDA Secretary

These minutes passed and approved as noted this ____ day of _____, 2014.

ATTEST:

JIM CORBETT, City Clerk