

**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  
AUGUST 18, 2025 – 6:30 P.M.**

The City Council of the City of Moore met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma, August 18, 2025 at 6:30 p.m. with Mayor Mark Hamm presiding.

*Adam Webb*  
*Councilman, Ward I*

*Kathy Griffith*  
*Councilwoman, Ward I*

*Melissa Clark*  
*Councilwoman, Ward II*

*Rob Clark*  
*Councilman, Ward II*

*Sid Porter*  
*Councilman, Ward III*

*Louie Williams*  
*Councilman, Ward III*

PRESENT: Griffith, Porter, Hunt, Williams, Webb, Hamm  
ABSENT: Clark

STAFF MEMBERS PRESENT: City Manager, Brooks Mitchell; Assistant City Manager, Jerry Ihler; City Attorney/Risk Manager, Brian Miller; City Clerk, Vanessa Kemp; Community Development Director, Elizabeth Weitman; Emergency Management Director, Gayland Kitch; Finance Director, John Parker; Fire Chief Ryan Marlar; Human Resources Director, Christine Jolly; Parks and Recreation Director, Sue Wood; Information Technology Director, David Thompson; Police Chief Todd Gibson; Police Officer, Elexa Sanders; Public Affairs Director/Assistant City Manager, Deidre Ebrey; and Veolia Water Project Manager, Robert Pistole.

A flag ceremony was led by Libby with Girl Scout Troop 798.

Mayor Hamm presented a Letter of Commendation to lifeguard Caio Johnson for the lifesaving actions taken by him at The Station Aquatic Center on August 3, 2025. Mr. Johnson noticed a young girl submerged under the water. After pulling her from the water he immediately began administering rescue breaths. Mayor Hamm extended the City's deepest appreciation to Mr. Johnson and honor him for his dedicated service and quick action which clearly saved this young girl's life.

**Agenda Item Number 2 being:**

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD AUGUST 4, 2025.
- B) RECEIVE THE MINUTES OF THE REGULAR PARKS BOARD MEETING HELD JULY 1, 2025.
- C) ACCEPT 393.16 SQ. FT. OF PERMANENT RIGHT OF WAY EASEMENT AND 173.08 SQ. FT. OF TEMPORARY CONSTRUCTION EASEMENT, FROM NAHAMIA INVESTMENTS, LLC FOR CONSTRUCTION OF THE NE 12<sup>TH</sup> STREET (I-35 TO EASTERN AVENUE) PROJECT.

- D) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2024-2025 IN THE AMOUNT OF \$831,291.64 AND APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2025-2026 IN THE AMOUNT OF \$2,846,839.11.

**Councilman Williams moved to approve Consent Docket Items A-D, second by Councilwoman Griffith. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 3 being:**

CONSIDER A VARIANCE TO PART 12, CHAPTER 5, ARTICLE F, SECTION 12-552, REQUIRING A 65-FOOT RIGHT-OF-WAY ALONG ARTERIAL ROADWAYS FOR THE MAHOGANY HILLS ESTATES REVISED PRELIMINARY PLAT. APPLICATION BY GRAY SEAL, LLC/MIKE PIERCE. (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0).

Elizabeth Weitman, Community Development Director, advised that Agenda Items No. 3 and 4 are companion items related to the subject site located south of SE 34<sup>th</sup> and west of Broadway Avenue. The property was originally approved with a preliminary plat for single-family dwellings in July 2019 with 17 lots on approximately 19 acres. Ms. Weitman stated that since that time the housing market changed and the developer would like to reduce the size of the lots in an undeveloped portion of the preliminary plat to a minimum of ½ acre in size. The revised preliminary plat consists of approximately 19 acres with 23 proposed residential lots ranging from ½ acre to ¾ acres in size.

She indicated that stormwater detention is required. The revised preliminary plat maintains the naturalized drainage areas in Common Areas A and B with a proposed detention pond. Public water is available to serve the site, and private septic systems were previously approved with the preliminary plat. Access is provided by S. Broadway Avenue.

Ms. Weitman advised that the Envision Moore 2040 Plan designated the area as Open Space Residential. The application was reviewed, and due to the proposed densities, stormwater amenities, and open spaces, staff found it to be in conformance with the intent of the Plan.

She indicated that the developer is requesting a variance to the 65' right-of-way on Broadway Avenue. In reviewing this request, she felt it was important to note that the Twin Creeks development to the north of the subject site and Phase One of the Mahogany Hills development to the south both have 50' rights-of-way. If the developer complied with the right-of-way requirements there would be a 15' jog in the brick fence that surrounds the neighborhood which would be very noticeable and could not be camouflaged. Therefore, staff recommended approval of the variance request contingent upon a new 65' right-of-way being acquired on the east side of Broadway when that property develops to ensure sufficient right-of-way for utilities and amenities along Broadway. She added that no encroachments on the portion of the right-of-way along Mahogany Hills will be allowed including the brick subdivision fence.

**Councilman Webb moved to approve a variance to Part 12, Chapter 5, Article F, Section 12-552, requiring a 65-foot right-of-way along arterial roadways for the Mahogany Hills Estates Revised Preliminary Plat, second by Councilman Porter. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 4 being:**

CONSIDER THE REVISED PRELIMINARY PLAT FOR MAHOGANY HILLS ESTATES, LOCATED IN THE NE/4 OF SECTION 36, T10N, R3W, BEING SOUTH OF SW 34<sup>TH</sup> STREET AND WEST OF BROADWAY AVENUE. APPLICATION BY GRAY SEAL, LLC/MIKE PIERCE. (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0). WARD 1.

**Councilwoman Griffith moved to approve the Revised Preliminary Plat for Mahogany Hills Estates, located in the NE/4 of Section 36, T10N, R3W, being south of SW 34<sup>th</sup> Street and west of Broadway Avenue, second by Councilman Williams. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 5 being:**

CONSIDER THE PRELIMINARY PLAT OF CREEKSIDE, LOCATED IN THE SE/4 OF SECTION 9, T10N, R3W, BEING NORTH OF NW 12<sup>TH</sup> STREET AND WEST OF SANTA FE AVENUE. APPLICATION BY NW 12<sup>TH</sup> PARTNERS, LLC/DAVIN METHVIN. (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0). WARD 2.

Elizabeth Weitman, Community Development Director, stated that the subject site is located north of NW 12<sup>th</sup> Street and west of Santa Fe Avenue. The property was originally zoned as a Planned Unit Development in 2003 as part of a larger tract that included P.B. Odom's Santa Fe North Addition to the east. Ms. Weitman advised that the site is vacant and is zoned R-1 Single-Family Dwelling District (marked as Tract 1 on the location map) and R-2 Two-Family Dwelling District (marked as Tract 2). Specific development and setback requirements are included in the approved PUD. The applicant proposes to develop detached single-family homes on both tracts regardless of their base zoning.

Ms. Weitman advised that public water and sewer are available to serve the site, and stormwater detention is required. The development includes a proposed detention pond on the west side of the property along with a pond on the east side of the property. An unstudied FEMA floodplain is located in the northwest corner of the site, which will remain in its natural state and free from development. A studied floodplain is located on the east side of the property along an existing creek. She noted that because there are a limited number of lots shown within this floodplain, the applicant will be required to comply with all FEMA requirements for development within a floodplain and with the 2021 Drainage Criteria.

Access will be provided by NW 12<sup>th</sup> Street and Odom Way as platted in the P.B. Odom's Santa Fe North Addition. The Odom Way access point is provided by a private bridge crossing the creek. Prior to City acceptance, the bridge must be inspected to ensure it meets safety standards and is compliant with the 2021 Drainage Criteria for bridge construction. Should the bridge not meet the necessary requirements, a new bridge must be reconstructed in order to provide access to Odom Way.

Ms. Weitman advised that while the PUD approved in 2003 does not provide any detailed amenities, it does include development requirements for the new development. The maximum densities for Tract 1 must not need exceed 4.5 dwelling units per acre. Tract 2 must include a minimum separation of 15' between all structures, with a density not to exceed 5.5 dwelling units per acre.

The Envision Moore 2040 Plan designates the area as Urban Residential. The application was reviewed as to its conformance with the Plan. It was determined that an amendment to the Plan is not required; therefore, staff recommended approval of the item.

Councilman Williams asked if the development would go forward without a bridge if it doesn't pass inspection. Ms. Weitman stated that the developer is required to have a second point of access and without a bridge that passes inspection the development cannot move forward.

**Councilwoman Hunt moved to approve the Preliminary Plat of Creekside, located in the SE/4 of Section 9, T10N, R3W, being north of NW 12<sup>th</sup> Street and west of Santa Fe Avenue, second by Councilman Williams. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 6 being:**

CONSIDER REZONING APPLICATION NO. 1052, LOCATED IN THE SE/4 OF SECTION 2, T10N, R3W, BEING NORTH OF NE 27<sup>th</sup> STREET AND EAST OF N. POLE ROAD, FROM A-2 SUBURBAN AGRICULTURAL DISTRICT TO I-1/PUD LIGHT INDUSTRIAL DISTRICT/PLANNED UNIT DEVELOPMENT; AND APPROVE ORDINANCE NO. 39(25).

Elizabeth Weitman, Community Development Director, advised that the subject site is located north of NE 27<sup>th</sup> Street and east of Pole Road at the Oklahoma City/Moore city limit line. The vacant site is zoned A-2 Suburban Agricultural District and consists of one lot approximately two acres in size. The applicant is proposing to rezone the property to I-1 Light Industrial as a Planned Unit Development ("PUD") to expand upon the allowable uses. A specific business for the site has not been identified.

Water and sanitary sewer must be extended to serve the site prior to development and stormwater detention is required. Access is provided by Pole Road. Mr. Weitman indicated that by utilizing a PUD the City may relax certain requirements in exchange for amenities that would not otherwise be required. The PUD proposal includes the following amenities:

- A 15% increase in landscaping
- Screened dumpster and storage areas
- Minimum of 70% brick, rock, or stone on the exterior of all structures

She advised that the application seeks to develop a lot with some allowances for uses that are heavier than what the I-1 Light Industrial zoning allows due to outdoor storage/activity requirements. Those use unit classifications are:

- Agricultural Processing: Limited
- Automotive and Equipment: Storage
- Construction Sales and Services: Heavy
- Moderate Industrial
- Wholesaling, Storage and Distribution: General

Ms. Weitman indicated that these uses allow open-air storage, distribution and handling of materials and equipment that may generate noise and dust. To offset the outdoor storage the PUD offers a 6-8' sight-proof fence or berm. Staff recommends that any outdoor storage be limited to 20' in height.

The Envision Moore 2040 Plan calls for the location to be Light Industrial. The application was reviewed as to its conformance with the Plan and found to generally comply with surrounding land uses and the amenities sufficiently offsets the requested uses. Staff recommended approval of the application.

Mayor Hamm commented that the PUD does not require sidewalks. He suggested that all new businesses should build a sidewalk if one is not already there. Ms. Weitman indicated that the applicant was in attendance and could address the request.

Kaitlyn Turner, attorney at law, 525 NW 11<sup>th</sup>, OKC, appeared on behalf of the applicant. Ms. Turner stated that would speak to her client to see if they would be willing to construct sidewalks. She pointed out that the property is right at the OKC/Moore city limit line where there is a lot of high intensity outdoor storage, industrial development, and train tracks. She felt that, due to safety concerns, the door should not be opened to allow pedestrians to wander around given the industrial nature of the area.

Councilman Porter commented that he hated to add additional cost to the project for installation of a sidewalk that will likely never have another sidewalk attached to it due to the nature of the surrounding developments. He asked what the approximate cost would be for a sidewalk. Ms. Weitman estimated it would be at least 500 feet of sidewalk frontage at \$30 plus per linear foot. She noted that the City Council recently approved an industrial PUD on the other side of the road that did not have a sidewalk requirement.

Councilman Williams indicated that he was not opposed to the idea of requiring new development to install sidewalks; however, he wasn't sure this was the right place to start. Councilwoman Hunt concurred.

**Councilwoman Hunt moved to approve Rezoning Application No. 1052, located in the SE/4 of Section 2, T10N, R3W, being north of NE 27th Street and east of N. Pole Road, from A-2 Suburban Agricultural District to I-1/PUD Light Industrial District/Planned Unit Development; and approve Ordinance No. 39(25), second by Councilman Williams. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 7 being:**

CONSIDER APPROVAL OF A CONTRACT WITH WHITE & SMITH LLC D/B/A WHITE SMITH COUSINO IN THE AMOUNT OF \$219,519 TO UPDATE THE ZONING AND SUBDIVISION REGULATIONS IN THE MOORE LAND DEVELOPMENT CODE.

Elizabeth Weitman, Community Development Director, advised that an update to the Zoning and Subdivision Regulations was included in the 2024-2025 fiscal year budget and was carried over to this fiscal year. An RFP was solicited in 2024 with responses received from Freese & Nichols, WSC Halff and Associates, and TSW. A committee reviewed the RFPs and WSC Halff and Associates received the highest score. Ms. Weitman indicated that the update to the Land Development Code will focus on the Zoning and Subdivision Regulations. The last update occurred in the early 2000s. She advised that the project would include review of current codes against peer cities and best practices, and will include public participation from a steering committee, stakeholders, and public meetings. It will also include modernizing the use classifications, creating some conditional uses, and development standards. Ms. Weitman stated that WSC Halff and Associates was available to answer any questions.

**Councilman Williams moved to approve a contract with White & Smith LLC d/b/a White Smith Cousino in the amount of \$219,519 to update the Zoning and Subdivision Regulations in the Moore Land Development Code, second by Councilwoman Hunt. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 8 being:**

CONSIDER APPROVAL OF RESOLUTION NO. 116(25) CHANGING THE STREET NAME OF SW 42ND STREET BETWEEN APPLGATE DRIVE AND MANHATTAN DRIVE AS PLATTED IN APPLE VALLEY, SECTION 4 AND APPLE GARDENS, SECTION 1 ADDITIONS TO MANHATTAN DRIVE. APPLICATION BY MARTY HILEMAN.

Elizabeth Weitman, Community Development Director, stated that it was brought to staff's attention that this segment of SW 42<sup>nd</sup> in Apple Valley is tagged by online mapping services as being at SW 42<sup>nd</sup> in Westermier Farms which is located to the south and across the street on Eastern Avenue. The applicant, Marty Hileman, is having difficulty receiving deliveries and visitors are having difficulty getting directions to his home. Ms. Weitman stated that Mr. Hileman's residence is the only house addressed off of this section of SW 42<sup>nd</sup> Street in Apple Valley. She suggested that in order to correct the issue Mr. Hileman's street name be changed to Manhattan Drive. She noted that the City's emergency management software finds the address. The problem is solely with the Apple and Google mapping services.

**Councilman Webb moved to approve Resolution No. 116(25) changing the street name of SW 42nd Street between Applegate Drive and Manhattan Drive as platted in Apple Valley, Section 4 and Apple Gardens, Section 1 Additions to Manhattan Drive. Application by Marty Hileman, second by Councilman Williams. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 9 being:**

CONSIDER AUTHORIZING THE BUDGETED PURCHASE OF SIX (6) SETS OF MORNING PRIDE STRUCTURAL FIREFIGHTING BUNKER GEAR FOR FIRE RECRUITS FROM MUNICIPAL EMERGENCY SERVICES ("MES") IN THE AMOUNT OF \$23,814.00 UTILIZING SOURCEWELL CONTRACT NO. 010424-MES.

Fire Chief Ryan Marlar advised that the six sets of firefighting bunker gear are for six new firefighter recruits.

**Councilwoman Hunt moved to authorize the budgeted purchase of six (6) sets of Morning Pride structural firefighting bunker gear for fire recruits from Municipal Emergency Services ("MES") in the amount of \$23,814.00 utilizing Sourcewell Contract No. 010424-MES, second by Councilman Williams. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 10 being:**

CONSIDER AUTHORIZING THE BUDGETED PURCHASE OF TWO (2) LATEST MODEL PRO Z CUB CADET MOWERS FROM METRO TURF OPE IN THE AMOUNT OF \$46,347.54 USING THE CURRENT STATE CONTRACT NO. SW190.

Jerry Ihler, Assistant City Manager, advised that two zero turn mowers were included in the 2026 budget and will be purchased from the state contract. The mowers will be utilized by the street and drainage division to mow drainage channel easements and roadway rights-of-way.

**Councilman Webb moved to authorize the budgeted purchase of two (2) latest model Pro Z Cub Cadet mowers from Metro Turf OPE in the amount of \$46,347.54 using the current State Contract No. SW190. declare four vehicles, more particularly described in Exhibit "A", as surplus, second by Councilwoman Griffith. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**Agenda Item Number 11 being:**

CONSIDER AUTHORIZING THE BUDGETED PURCHASE OF A JOHN DEERE 325 COMPACT TRACK LOADER SKID STEER FROM P & K EQUIPMENT, INC. IN THE AMOUNT OF \$77,023.44 USING STATE CONTRACT NO. OK-SW-192-600.

Sue Wood, Parks and Recreation Director, stated that the budgeted purchase will be made off of the state contract and will replace an older model skid steer that requires numerous repairs. If approved, the current skid steer will be put into surplus.

**Councilman Williams moved to authorize the budgeted purchase of a John Deere 325 Compact Track Loader Skid Steer from P & K Equipment, Inc. in the amount of \$77,023.44 using State Contract No. OK-SW-192-600, second by Councilman Porter. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**THE CITY COUNCIL MEETING WAS RECESSED AND THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS CONVENED AT 7:01 P.M.**

**Agenda Item Number 12 being:**

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE PUBLIC WORKS AUTHORITY MEETING HELD AUGUST 4, 2025.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2024-2025 IN THE AMOUNT OF \$1,054,202.50 AND APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2025-2026 IN THE AMOUNT OF \$699,353.87.

**Trustee Griffith moved to approve Consent Docket Item A-B, second by Trustee Porter. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS RECESSED AND THE MOORE RISK MANAGEMENT MEETING WAS CONVENED AT 7:02 P.M.**

**Agenda Item Number 13 being:**

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE RISK MANAGEMENT MEETING HELD AUGUST 4, 2025.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2025-2026 IN THE AMOUNT OF \$139,978.99. PAGE 160

**Trustee Hunt moved to approve Consent Docket Items A-B, second by Trustee Williams. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm  
Nays: None  
Absent: Clark

**THE MOORE RISK MANAGEMENT MEETING WAS RECESSED AND THE MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING WAS CONVENED AT 7:02 P.M. WITH CHAIRWOMAN HUNT PRESIDING:**

**Agenda Item Number 14 being:**

ROLL CALL

PRESENT: Griffith, Porter, Hamm, Williams, Webb, Hunt  
ABSENT: Clark

**Agenda Item Number 15 being:**

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING HELD JULY 21, 2025.

**Trustee Williams moved to approve Consent Docket Item A, second by Trustee Griffith. Motion carried unanimously.**

Ayes: Griffith, Porter, Hamm, Williams, Webb, Hunt  
Nays: None  
Absent: Clark

**THE MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING WAS RECESSED AND THE CITY COUNCIL MEETING RECONVENED AT 7:03 P.M. WITH MAYOR MARK HAMM PRESIDING:**



**Agenda Item Number 16 being:**

NEW BUSINESS:

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

There were no citizens to speak.

B) ITEMS FROM THE CITY COUNCIL/MPWA TRUSTEES.

Councilman Porter expressed appreciation to the Police and Fire Departments along with all the City employees and businesses within the community that participated in National Night Out on August 5, 2025. He stated that it was a wonderful and well-attended event.

Mayor Hamm thanked the residents of Moore for their votes on the special election held on August 12, 2025. Of the seven propositions being considered only one failed. He thanked everyone for their continued confidence and trust in the City Council and City leadership.

C) ITEMS FROM THE CITY/TRUST MANAGER.

Brooks Mitchell, City Manager, thanked everyone that participated in the very successful National Night Out on August 5<sup>th</sup>. He also expressed his appreciation to the voters for their support on the special election. Mr. Mitchell advised that the City hosted 11 people from Tinker Air Force Base who were here for an immersion event with the Moore Police and Fire Departments and Emergency Management. He received a lot of positive comments from Tinker Air Force Base and congratulated Emergency Management Director Gayland Kitch, Fire Chief Ryan Marlar and Police Chief Todd Gibson for their participation.

**Agenda Item Number 17 being:**

ADJOURNMENT

**Councilman Williams moved to adjourn the City Council meeting, second by Councilwoman Griffith. Motion carried unanimously.**

Ayes: Griffith, Porter, Hunt, Williams, Webb, Hamm

Nays: None

Absent: Clark

**The City Council, Moore Public Works Authority, Moore Risk Management, and Moore Economic Development Authority meetings were adjourned at 7:05 p.m.**

TRANSCRIBED BY:

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RHONDA BAXTER, Executive Assistant

FOR:

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ADAM WEBB, MPWA Secretary

These minutes passed and approved as noted this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

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VANESSA KEMP, City Clerk