

**MINUTES OF THE REGULAR MEETING OF  
OF THE MOORE CITY COUNCIL  
THE MOORE PUBLIC WORKS AUTHORITY  
AND THE MOORE RISK MANAGEMENT BOARD  
JULY 6, 2021 – 6:30 P.M.**

The City Council of the City of Moore met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma on July 6, 2021 at 6:30 p.m. with Vice-Mayor Louie Williams presiding.

*Adam Webb*  
*Councilman, Ward I*

*Danielle McKenzie*  
*Councilwoman, Ward I*

*Melissa Hunt*  
*Councilwoman, Ward II*

*Mark Hamm*  
*Councilman, Ward II*

*Jason Blair*  
*Councilman, Ward III*

*Louie Williams*  
*Councilman, Ward III*

PRESENT: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
ABSENT: Blair

STAFF MEMBERS PRESENT: City Manager, Brooks Mitchell; Assistant City Manager, Jerry Ihler; City Attorney, Randy Brink; City Clerk, Vanessa Kemp; Community Development Director, Elizabeth Weitman; Emergency Management Director, Gayland Kitch; Finance Director, Betty Koehn; Fire Chief Greg Herbster; Human Resources Director, Christine Jolly; Manager of Information Technology, David Thompson; Assistant Police Chief, Blake Green; Police Sergeant David Dickinson; Veolia Water Project Manager, Robert Pistole; and Public Works Director, Tony Mensah.

**Agenda Item Number 2 being:**

CONSENT DOCKET:

- A) APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JUNE 21, 2021.
- B) APPROVE THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING HELD MAY 14, 2021.
- C) RECEIVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD MAY 11, 2021.
- D) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2020-2021 IN THE AMOUNT OF \$2,256,936.92.

**Councilman Hamm moved to approve the Consent Docket in its entirety, second by Councilwoman McKenzie. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Agenda Item Number 3 being:**

CONSIDER THE FINAL PLAT OF OAKRIDGE CROSSING NORTH, LOCATED IN THE SW/4 OF SECTION 27, T10N, R3W, BEING NORTH OF SW 34TH STREET AND EAST OF SANTA FE AVENUE. APPLICATION BY TWD OKLAHOMA PROPERTIES, LLC/TOM TURNER. (PLANNING COMMISSION RECOMMENDED APPROVAL 6-0). WARD 3.

Elizabeth Weitman, Community Development Director, stated that the vacant property was located north of SW 34<sup>th</sup> Street and east of Santa Fe Avenue. The preliminary plat was approved in May 2021 with three commercial lots with no changed proposed since that time. Ms. Weitman indicated that public utilities were available to serve the site. Access would be provided from both S. Santa Fe and SW 34<sup>th</sup> Street. Curb cuts to arterial roadways would be minimized at the building permit stage to reduce traffic congestion, and no FEMA floodplain was located on the property. Ms. Weitman advised that the developer was over-detaining water on the site to mitigate its flooding impact on the surrounding properties. She noted that Meshek and Associates reviewed and approved the drainage plan for detention.

Ms. Weitman advised that the site was designated in the comprehensive plan as Neighborhood Commercial. Due to the commercial nature of the application an amendment to the plan would not be required. Ms. Weitman stated that staff recommended approval of the item.

**Councilman Webb moved to approve the Final Plat of Oakridge Crossing North, located in the SW/4 of Section 27, T10N, R3W, being north of SW 34th Street and east of Santa Fe Avenue, second by Councilwoman McKenzie. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Agenda Item Number 4 being:**

CONSIDER REZONING APPLICATION NO. RZ-1008, LOCATED IN THE NW/4 OF SECTION 30, T10N, R2W, BEING SOUTH OF SE 19<sup>TH</sup> STREET AND EAST OF BRYANT AVENUE, FROM A-1 RURAL AGRICULTURAL DISTRICT TO R-1/PUD SINGLE-FAMILY RESIDENTIAL DISTRICT AS A PLANNED UNIT DEVELOPMENT AND C-2/PUD NEIGHBORHOOD COMMERCIAL DISTRICT AS A PLANNED UNIT DEVELOPMENT; AND APPROVE ORDINANCE NO. 974(21). APPLICATION BY LANDMARK LAND COMPANY, LLC. (PLANNING COMMISSION RECOMMENDED APPROVAL 4-2). WARD 1.

Elizabeth Weitman, Community Development Director, stated that Agenda Items No. 4 and 5 were companion items regarding property located south of SE 19<sup>th</sup> Street and east of Bryant Avenue. The applicant proposed rezoning the property from A-1 Rural Agricultural District to R-1 Single-Family Residential District and C-2 Neighborhood Commercial District as a PUD for development of a single-family neighborhood with approximately 492 homes on 155 acres. Ms. Weitman advised that the corner of SE 19<sup>th</sup> and Bryant would be reserved for C-2 neighborhood commercial uses. She stated that public utilities were available to the site, access would be provided by 19<sup>th</sup> Street and Bryant Avenue, and storm water detention was required.

Ms. Weitman indicated that the site included two major tributaries of the Northfork River along the eastern and southern edges of the property, with approximately 53 acres of the property in an existing floodplain/floodway. She added that around 10% of the floodway was proposed to be reclaimed with the remainder to be used as natural amenity areas. The applicant proposed a Planned Unit Development ("PUD") for variances to the City Code. The applicant requested 50' lots instead of 55' along with a 14'

front yard setback and a 20' garage setback versus the 25' setback as required by Code. In addition, the applicant included use unit classifications for gasoline sales and mini-storage for the commercial tract. She noted that these uses were optional uses and were in addition to the other uses allowed in C-2 zoning.

Ms. Weitman stated that the City may relax certain requirements in exchange for amenities that might not otherwise be required. The PUD included a pool, clubhouse, playground, walking trails with greenbelts reserved throughout the site, and increased landscaping requirements. She advised that the detention areas were designed with low-impact development techniques. If mini-storage is constructed on the C-2 lot the PUD outlined certain design elements which would mimic the mini-storage at Main and Eastern with a brick facade, faux windows and shutters, and the setbacks along the arterial roadway.

Ms. Weitman stated that the Envision Moore 2040 Plan designated the area as Open Space Residential with Neighborhood Commercial at the corner of SE 19<sup>th</sup> and Bryant. Staff reviewed the application and found it to be in compliance with the comprehensive plan. She stated that, although staff had some concerns with the 20' garage setback, the Planning Commission discussed the situation fully and recommended approval of the item. Staff recommended approval of Agenda Items 4 and 5.

Vice-Mayor Williams asked for the average lot depth for the development. Zach Roach with Ideal Homes, 1320 N. Porter, stated that the average lot depth was 115'. Vice-Mayor Williams stated if you remove the 55 acres of open space from the 155 acres development it would result in approximately 500 homes on 100 acres or around 4 units per acre. Mr. Roach stated that was correct; however, the final calculation would be dependent on what would be allowed on the floodway reclamation.

Councilman Webb asked for the average square footage of the homes. Mr. Roach advised that the average square footage would be around 1,750 square feet. Councilman Webb expressed concern with the proposed 20' garage setback. He felt it would result in more on-street parking which generally leads to disgruntled citizens. He asked if there was any room for adjustment. Mr. Roach stated that they manage around 23 Homeowners Association and almost all of them have 20' setbacks. When comparing developments with a 20' setback and a 25' setback he felt there were more problems with a 25' setback because the homeowners feel they can squeeze another car in the driveway which results in cars blocking the sidewalk. He agreed that sometimes the 20' setback can cause parking issues. All of their developments have an in-house property management company which can manage the situations through the HOA and covenants and restrictions to ensure the cars are operable to prevent more on-street parking. Councilman Webb asked if the homes would have two or three car garages. Mr. Roach said they would be primarily be two car garages with an option for a three car garage. Councilwoman Hunt asked if the HOA included restrictions on street parking. Mr. Roach stated that the HOA included restrictions for large vehicles such as RVs, campers, and trailers. Councilwoman McKenzie expressed concern with the possibility of the development having a gas station on the corner since it was within ¼ mile of a school and there would be walkers to the elementary school nearby. Councilman Webb asked for the average price of the homes. Mr. Roach indicated that the homes would range from \$170,000 to \$320,000 with an average price of approximately \$250,000.

**Mayor Lewis moved to approve Rezoning Application No. RZ-1008, located in the NW/4 of Section 30, T10N, R2W, being south of SE 19<sup>th</sup> Street and east of Bryant Avenue, from A-1 Rural Agricultural District to R-1/PUD Single-Family Residential District as a Planned Unit Development and C-2/PUD Neighborhood Commercial District as a Planned Unit Development; and approve Ordinance No. 974(21), second by Councilwoman Hunt. Motion carried by majority vote.**

Ayes: Hunt, Lewis, Hamm, Williams  
Nays: McKenzie, Webb  
Absent: Blair

**Agenda Item Number 5 being:**

CONSIDER THE PRELIMINARY PLAT OF CARDINAL LANDING, LOCATED IN THE NW/4 OF SECTION 30, T10N, R2W, BEING SOUTH OF SE 19<sup>TH</sup> STREET AND EAST OF S. BRYANT AVENUE. APPLICATION BY LANDMARK LAND COMPANY, LLC. (PLANNING COMMISSION RECOMMENDED APPROVAL 4-2). WARD 1.

**Councilwoman Hunt moved to approve the Preliminary Plat of Cardinal Landing, located in the NW/4 of Section 30, T10N, R2W, being south of SE 19<sup>th</sup> Street and east of S. Bryant Avenue by requiring a 10' multi-use trail with the City's contribution in an amount not to exceed \$50,000, second by Mayor Lewis.**

Elizabeth Weitman, Community Development Director, asked to address the City Council. Ms. Weitman advised that there had been some discussion regarding the required bike lane on Bryant Avenue. The comprehensive plan shows the area as a bicycle route. The applicant proposed a 10' wide multi-use trail along the south side of the creek that would be dedicated to the City as part of the trail system. However, the applicant requested that the bicycle trail along Bryant be waived. She noted that the applicant was donating an additional 10' of right-of-way on Bryant to allow the City to install a bike lane at a future date. Ms. Weitman advised that the Planning Commission approved the item without the bicycle trail.

David Box, 522 Colcord Drive, proposed building a standard sidewalk required in the ordinances along the arterial roadway and donate the extra right-of-way. Mr. Box stated that the Planning Commission approved the item without the bike trail. He stated that there were nine conditions and that was the only one that they had issues with. He stated that they have significant trails throughout the neighborhood that connects the south and the north with the ponds. Mr. Box stated that they would like to construct the sidewalks as the ordinances require and donate the right-of-way. Councilwoman McKenzie asked for clarification from Ms. Weitman. She asked if the City would typically require the developer to construct a bike lane. Ms. Weitman said that normally the City would require the developer to install the sidewalk or pedestrian improvements. Because it is a bicycle route that was what was recommended in the staff report in addition to the 10' multi-use trail within their addition on the southern creek, not along Bryant. Councilman McKenzie clarified that the developer would construct a 10' multi-use trail within the neighborhood along with a 6' sidewalk along Bryant and a donation of 4' of right-of-way so the City can install the bike lane at a later date. Councilman Webb stated that the citizens want bike lanes installed with the development. Ms. Weitman indicated that the City would likely remove the 6' sidewalk at a later date and install a 10' multi-use trail.

Mayor Lewis asked the City Manager Brooks Mitchell for his opinion. Mr. Mitchell did not think it made sense to have the developer install a sidewalk that the City would then tear out. He asked for the estimated cost of installing the 6' sidewalk. Zach Roach with Ideal Homes, 1320 N. Porter, estimated the cost to be around \$30.00 per linear foot for approximately a ½ mile or between \$70,000 and \$100,000. Mr. Mitchell suggested that if it was the desire of the City Council to approve the application with the 6' sidewalk he would propose that the City contribute 40% so that the trail could be completed at the same time as construction of the addition. Councilman Williams estimated the City's cost for the 4' of additional sidewalk would be approximately \$50,000. Mr. Roach suggested they could give the money for the 6' sidewalk up front. Council asked if this would be setting a precedent. Mr. Mitchell felt that when situations such as these arise it would be dependent upon whether it made economic sense for the City to consider participation in a project with a developer. Council asked how the item could be approved with the suggested changes. Randy Brink, City Attorney, suggested that the easiest solution would be to table the

item in order to make the necessary revisions. Mr. Box stated that they had contractual obligations on the land that must be met in a timely fashion. He suggested an option would be to amend the recommendation contained in the Staff Report as Item No. 4 to require the 10' multi-use trail with an agreement to be reached between the developer and the City with the City's contribution not to exceed \$50,000 for the installation of the 4' portion.

**The motion and second were withdrawn. Councilwoman McKenzie moved to amend the Preliminary Plat of Cardinal Landing, located in the NW/4 of Section 30, T10N, R2W, being south of SE 19<sup>th</sup> Street and east of S. Bryant Avenue by adding the requirement for a 10' multi-use trail with the City contributing an amount not to exceed \$50,000, second by Councilman Webb. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Mayor Lewis moved to approve the Preliminary Plat of Cardinal Landing, located in the NW/4 of Section 30, T10N, R2W, being south of SE 19<sup>th</sup> Street and east of S. Bryant Avenue, second by Councilman Webb. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Agenda Item Number 6 being:**

CONSIDER REZONING APPLICATION NO. RZ-1009, LOCATED IN THE NE/4 OF SECTION 30, T10N, R2W, BEING SOUTH OF SE 19<sup>TH</sup> STREET AND WEST OF SUNNYLANE ROAD, FROM C-5 AUTOMOTIVE AND COMMERCIAL RECREATION DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT; AND APPROVE ORDINANCE NO. 975(21). APPLICATION BY 19<sup>TH</sup> STREET PLAZA, LLC/LYNN MEDFORD. (PLANNING COMMISSION RECOMMENDED APPROVAL 6-0). WARD 1.

Elizabeth Weitman, Community Development Director, stated that the subject site was located south of SE 19<sup>th</sup> Street and west of Sunnyslane Road and contained a strip center with existing businesses. The applicant proposed rezoning the property to C-3 in order to widen his scope of potential businesses that could locate within the shopping center. Ms. Weitman advised that public utilities were available to the property, no detention was required, and access would be provided from SE 19<sup>th</sup> and Sunnyslane.

Ms. Weitman advised that no amendment to the comprehensive plan would be required and staff recommended approval of the item.

**Councilwoman Hunt moved to approve Rezoning Application No. RZ-1009, located in the NE/4 of Section 30, T10N, R2W, being south of SE 19<sup>th</sup> Street and west of Sunnyslane Road, from C-5 Automotive and Commercial Recreation District to C-3 General Commercial District; and approve Ordinance No. 975(21), second by Councilman Webb. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Agenda Item Number 7 being:**

CONSIDER REZONING APPLICATION NO. RZ-1010, LOCATED IN THE NE/4 OF SECTION 34, T10N, R3W, BEING SOUTH OF SW 34<sup>TH</sup> STREET AND WEST OF TELEPHONE ROAD, FROM A-2 SUBURBAN AGRICULTURAL DISTRICT TO RE RESIDENTIAL ESTATES; AND APPROVE ORDINANCE NO. 976(21). APPLICATION BY DEAN HARRINGTON. (PLANNING COMMISSION RECOMMENDED APPROVAL 6-0). WARD 3.

Elizabeth Weitman, Community Development Director, advised that the subject site addressed as 4205 S. Telephone Road was located south of SW 34<sup>th</sup> Street and west of Telephone Road. Ms. Weitman stated that the applicant was requesting to split the property along the creek line and deed the west half to the property owner at 4201 S. Telephone Road. The road access to maintain the property at 4205 S. Telephone Road can only be accessed through an existing drive and culvert located at 4201 S. Telephone Road. She advised that public utilities were available to the site with access provided from Telephone Road.

Because the application was simply a lot line adjustment to allow the property owner to maintain the back portion of the property, the application was found to be in compliance with the plan and staff recommended approval of the item.

**Councilwoman McKenzie moved to approve Rezoning Application No. RZ-1010, located in the NE/4 of Section 34, T10N, R3W, being south of SW 34<sup>th</sup> Street and west of Telephone Road, from A-2 Suburban Agricultural District to RE Residential Estates; and approve Ordinance No. 976(21), second by Councilman Webb. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Agenda Item Number 8 being:**

CONSIDER REZONING APPLICATION NO. RZ-1011, LOCATED IN THE NW/4 OF SECTION 22, T10N, R3W, BEING SOUTH OF SW 4<sup>TH</sup> STREET AND EAST OF SANTA FE AVENUE, FROM A-2 SUBURBAN AGRICULTURAL DISTRICT TO A-2/PU SUBURBAN AGRICULTURAL DISTRICT WITH A PERMISSIVE USE FOR COMMUNICATION TOWERS; AND APPROVE ORDINANCE NO. 977(21). APPLICATION BY TYLER MEDIA, LLC. (PLANNING COMMISSION RECOMMENDED APPROVAL 6-0). WARD 3.

Elizabeth Weitman, Community Development Director, stated the application was in reference to property located south of SW 4<sup>th</sup> and east of S. Santa Fe Avenue. Ms. Weitman indicated that the A-2 property was the prior location of the KOMA towers destroyed in the 2015 tornado. The applicant proposed to reconstruct the towers and reposition the one furthest to the west, approximately 486' to the east resulting in a setback of 600' or more from the Plaza Towers neighborhood. She advised that public utilities were available to serve the site and access would be provided from existing drives on SW 4<sup>th</sup> Street.

Ms. Weitman stated that the comprehensive plan designated the area as Urban Residential. She noted that the application was in conformance with the plan; however, at some point in the future the issue could be revisited if the applicant proposed any new development on the site. Staff recommended approval of the item.

**Mayor Lewis moved to approve Rezoning Application No. RZ-1011, located in the NW/4 of Section 22, T10N, R3W, being south of SW 4<sup>th</sup> Street and east of Santa Fe Avenue, from A-2 Suburban Agricultural District to A-2/PU Suburban Agricultural District with a Permissive Use for Communication Towers; and approve Ordinance No. 977(21), second by Councilwoman Hunt. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Agenda Item Number 9 being:**

CONSIDER REZONING APPLICATION NO. RZ-1012, LOCATED IN THE SW/4 OF SECTION 22, T10N, R3W, BEING NORTH OF SW 19<sup>TH</sup> STREET AND EAST OF S. SANTA FE AVENUE, FROM C-2 NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2/PUD NEIGHBORHOOD COMMERCIAL DISTRICT AS A PLANNED UNIT DEVELOPMENT; AND APPROVE ORDINANCE NO. 978(21). APPLICATION BY JC HOMES, LLC/JAMES SCOTT. (PLANNING COMMISSION RECOMMENDED APPROVAL 6-0). WARD 3.

Elizabeth Weitman, Community Development Director, stated that the subject site was vacant and located north of SW 19<sup>th</sup> Street and east of Santa Fe Avenue. The applicant proposed rezoning the site from C-2 to C-2 with a PUD for a mixed-use office space with both C-2 and industrial oriented uses. Ms. Weitman advised that public utilities were available to the site. Stormwater detention would be provided by a retention pond to the east. Access would be provided by a private drive from SW 19<sup>th</sup> Street. Ms. Weitman noted that although a small portion of the property was located on a 100-year floodplain, no development would occur there. She advised that the applicant proposed variances to the Code which included a reduced rear-yard setback from 20' to 12' and a reduced bricking requirement to 30% in the front facade, 10% on the east and west side façades, and 0% on the north facade. Also, included were several higher intensity land uses in addition to the C-2 land uses. She noted that no outdoor storage would be allowed on the property. Ms. Weitman stated that proposed amenities in the PUD included a significant increase in landscaping above what was required by Code.

Ms. Weitman advised that the comprehensive plan designated the area as Neighborhood Commercial. Because the Planned Unit Development included a significant increase in landscaping and contained a provision for no outdoor storage the application was found to be in compliance with the plan. Staff recommended approval of the item.

Councilman Hamm stated that five homes were in close proximity to the proposed development and asked if fencing was proposed to offset any light or noise nuisances coming from the businesses. Ms. Weitman advised that sight-proof fencing was required between the subject property and the residential properties to the north. The applicant proposed lining the backside with evergreen trees to act as a buffer to the building. She added that any lighting they install would have to comply with the City's lighting ordinance which limits the height of a wall pack. She added that the applicant proposed utilizing dumpsters located at the shopping center to the south.

**Mayor Lewis moved to approve Rezoning Application No. RZ-1012, located in the SW/4 of Section 22, T10N, R3W, being north of SW 19<sup>th</sup> Street and east of S. Santa Fe Avenue, from C-2 Neighborhood Commercial District to C-2/PUD Neighborhood Commercial District as a Planned Unit Development; and approve Ordinance No. 978(21), second by Councilwoman Hunt. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**Agenda Item Number 10 being:**

CONSIDER APPROVAL OF THE CITY'S CONTRIBUTION TO THE REGIONAL TRANSPORTATION AUTHORITY OF CENTRAL OKLAHOMA ("RTA") IN THE AMOUNT OF \$75,172.

Brooks Mitchell, City Manager, stated that a possible contribution to the Regional Transportation Authority ("RTA") had been discussed during the budget process and when representatives of the RTA Board made a presentation at the May 17, 2021 City Council Meeting. Mr. Mitchell felt it was in the best interest of the City of Moore to stay involved in the Task Force to advance transit for the region and recommended approval of the item.

Councilman Hamm asked Mr. Mitchell how long the City might continue its involvement with the RTA. Mr. Mitchell stated that during the presentation given by the RTA they indicated they would return in a year with an update. He felt it would be beneficial to see where they were in the process before making a decision on the City's continued involvement. Mayor Lewis did not feel the City should contribute additional funds before obtaining a commitment for a train stop because he believed there should be a benefit to the citizens in return for the expenditure of funds. Mr. Mitchell stated that in the initial plan the City was slated for a stop on 4<sup>th</sup> Street and a potential second stop on 34<sup>th</sup> Street. Mayor Lewis asked if an agreement had been reached over use of the rails. Mr. Mitchell advised that the RTA was in negotiations with BNSF over use of the tracks. He added that the State legislature passed a bill indemnifying BNSF for operation of the commuter rail by the RTA. Councilwoman McKenzie stated that during discussions with the RTA it was mentioned that the money being contributed would go toward legislation and next year there needed to be a more concrete plan or the City wouldn't continue contributing. Councilman Hamm stated that the legislature determined the funding source to be sales tax which he felt would be a huge hurdle. Vice-Mayor Williams stated that discussions must occur regarding a bus system in order to make it work effectively. There are would need to be a lot of difficult discussions held before being able to move forward but he agreed with Mr. Mitchell that the City should continue with its participation for the time being. Mr. Mitchell added that other cities have expressed the same concerns to the RTA on several occasions.

**Councilwoman McKenzie moved to approve the City's contribution to the Regional Transportation Authority of Central Oklahoma ("RTA") in the amount of \$75,172, second by Councilwoman Hunt. Motion carried by majority vote.**

Ayes: McKenzie, Hunt, Lewis, Webb, Williams  
Nays: Hamm  
Absent: Blair

**Agenda Item Number 11 being:**

CONSIDER AWARDDING BID NO. 2021-008 TO CROSSLAND CONSTRUCTION IN THE AMOUNT OF \$3,231,931 FOR CONSTRUCTION OF PHASE 1 OF THE PUBLIC WORKS FACILITY PROJECT; AND AUTHORIZE EXECUTION OF SAID CONTRACT.

Jerry Ihler, Assistant City Manager, stated that the citizens approved the ¼ cent sales tax at an election held November 3, 2020. Collection of the sales tax would begin April 1, 2021 and end March 31, 2025 with estimated revenues to be around \$10 million. Mr. Ihler advised that 50% of the money would go toward Parks improvements and 50% toward a new Public Works facility. He advised



that Phase I of the Public Works facility would include Fleet Maintenance, Building Maintenance, and the CNG covers. Phase 2 would include Sanitation, Street and Drainage, and salt and sand bins.

Mr. Ihler advised that the City received six bids on June 2, 2021 for Phase 1 and Phase 2 of the Public Works facility. The lowest responsible bidder was Crossland Construction Company in the amount of \$4,995,300. Mr. Ihler noted that the bid was for the building only. There was another \$2.2 million in estimated construction costs to include site work, grading, concrete, and water and sewer line installation for the entire facility. He indicated that this work was anticipated to be performed by Silver Star Construction and Veolia Water. The cost estimate for both Phase 1 and Phase 2 was \$7.2 million. He stated that due to the high cost of materials the bids came in much higher than expected. Because of this a meeting was held with Tap Architecture, Crossland Construction, and City staff to determine where there might be some cost savings. They were ultimately able to reduce the contract amount by \$383,000 resulting in the cost for Phase I of the contract to be around \$3,231,931. Mr. Ihler noted that Silver Star and Veolia would construct the site work for both Phase 1 and Phase 2 of the project. He added that when Phase 2 was constructed in the future it was estimated to cost around \$1.5 million.

**Councilwoman McKenzie moved to award Bid No. 2021-008 to Crossland Construction in the amount of \$3,231,931 for construction of Phase 1 of the Public Works Facility Project; and authorize execution of said contract, second by Councilman Webb. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**THE CITY COUNCIL MEETING WAS RECESSED AND THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS CONVENED AT 7:21 P.M.**

**Agenda Item Number 12 being:**

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE PUBLIC WORKS AUTHORITY MEETING HELD JUNE 21, 2021.
- B) APPROVE THE MINUTES OF THE SPECIAL MOORE PUBLIC WORKS AUTHORITY MEETING HELD MAY 14, 2021.
- C) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2020-2021 IN THE AMOUNT OF \$1,425,327.21.

**Trustee Webb to approve the consent docket in its entirety, second by Trustee Hunt. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS RECESSED AND THE MOORE RISK MANAGEMENT MEETING WAS CONVENED AT 7:22 P.M.**

**Agenda Item Number 13 being:**

CONSENT DOCKET:

- A) ACCEPT THE MINUTES OF THE REGULAR MOORE RISK MANAGEMENT MEETING HELD JUNE 21, 2021.
- B) APPROVE THE MINUTES OF THE SPECIAL MOORE RISK MANAGEMENT MEETING HELD MAY 14, 2021.
- C) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2020-2021 IN THE AMOUNT OF \$223,040.30.

**Trustee Hunt moved to approve the consent docket in its entirety, second by Trustee McKenzie. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**THE MOORE RISK MANAGEMENT MEETING WAS RECESSED AND THE CITY COUNCIL MEETING RECONVENED AT 7:23 P.M.**

**Agenda Item Number 14 being:**

NEW BUSINESS:

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

Steven Marshall, 1811 Bellaire Circle, stated that he wished to report a problem in his neighborhood. Mr. Marshall stated that heavy rain or snow storms caused a sewer backup in the backyard and prevented his family utilizing the restroom and shower in their home. Mr. Marshall was requesting help from the City in resolving the issue. Councilwoman Hunt asked if he was the only one experiencing the problems or if it involved the entire neighborhood. Mr. Marshall stated that the problem appeared to be within the entire neighborhood. He added that Veolia told him that the problem was not in his line that there was just so much water that the system could not handle it. Mayor Lewis asked if Meshek and Associates should evaluate the situation. Brooks Mitchell, City Manager, indicated that he would initially have Robert Pistole, Project Manager with Veolia Water, check into the problem. Councilman Hamm asked that Mr. Mitchell update the City Council on Veolia's findings.

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

Councilwoman McKenzie stated that she had some phone calls from citizens regarding solicitors. She asked if every person in a company soliciting door-to-door was required to have a permit. Vanessa Kemp, City Clerk, indicated that each person must obtain a permit and must carry it with them. Councilwoman McKenzie commented that the Dive-In-Movie was coming up and noted that the Parks Department was now requiring that anyone under 16 years of age be accompanied by an adult. She stated that if a problem occurs after implementing the new rule she would like the subject to be come back to the City Council.

Councilman Webb thanked the City staff for the July 4<sup>th</sup> celebration. He stated that the fireworks display was awesome. He indicated that he received texts from residents and individuals visiting the City who complimented the event. Councilwoman Hunt appreciated staff responding to a complaint about trash in the parking lot at Central Park.

Councilman Hamm advised that he was at the park for the July 4<sup>th</sup> festivities and felt it was well run. He requested that staff look into scheduling a City Council retreat with possible involvement with Department Heads to hold discussions regarding concerns and plans for the City.

C) ITEMS FROM THE CITY/TRUST MANAGER.

Brooks Mitchell, City Manager, expressed his appreciation for the Parks Department, Police, Fire, and Emergency Management for their hard work on the July 4<sup>th</sup> celebration. He thanked Governor Stitt and his family for their attendance and participation in the event.

Mr. Mitchell also thanked Battalion Chief Corley Moore for coordinating a three-day training conference with speakers from various states and over 120 attendees.

**Agenda Item Number 15 being:**

ADJOURNMENT

**Councilwoman Hunt moved to adjourn the City Council meeting, second by Councilwoman McKenzie. Motion carried unanimously.**

Ayes: McKenzie, Hunt, Lewis, Webb, Hamm, Williams  
Nays: None  
Absent: Blair

**The City Council, Moore Public Works Authority, and Moore Risk Management meetings were adjourned at 7:30 p.m.**

TRANSCRIBED BY:

\_\_\_\_\_  
RHONDA BAXTER, Executive Assistant

FOR:

\_\_\_\_\_  
MELISSA HUNT, MPWA Secretary

These minutes passed and approved as noted this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
VANESSA KEMP, City Clerk