MINUTES OF THE REGULAR MEETING OF OF THE MOORE CITY COUNCIL THE MOORE PUBLIC WORKS AUTHORITY AND THE MOORE RISK MANAGEMENT BOARD MARCH 2, 2020 – 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 2, 2020 at 6:30 p.m. with Mayor Glenn Lewis presiding.

Adam Webb Councilman, Ward I

Melissa Hunt Councilwoman, Ward II

Jason Blair Councilman, Ward III Danielle McKenzie Councilwoman, Ward I

Mark Hamm Councilman, Ward II

Louie Williams Councilman, Ward III

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

ABSENT: Webb

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; Economic Development Director, Deidre Ebrey; Emergency Management Director, Gayland Kitch; Finance Director, Betty Koehn; Fire Chief Greg Herbster; Human Resources Director, Christine Jolly; Manager of Information Technology, David Thompson; Acting Parks and Recreation Director, Chris Villani; Police Chief, Todd Strickland; Police Major Jon White; Project-Grants Manager (Capital Planning & Resiliency), Kahley Gilbert; Public Works Director, Richard Sandefur; and Veolia Water Project Manager, Robert Pistole.

Agenda Item Number 2 being:

CONSENT DOCKET:

- A) APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD FEBRUARY 18, 2020.
- B) APPROVE THE AGREEMENT FOR ADMINISTRATION OF SALES AND USE TAX ORDINANCES WITH THE OKLAHOMA TAX COMMISSION.
- C) APPROVE REVISIONS TO THE FOLLOWING JOB DESCRIPTIONS TO BRING THE AGE AND EDUCATION REQUIREMENTS INTO LINE WITH CITY POLICY AND TO ENSURE CONSISTENCY OF HIRING PRACTICES: AQUATIC MANAGER; HEAD LIFEGUARD; LIFEGUARD; SWIM INSTRUCTOR; SUMMER DAY CAMP SUPERVISOR; SUMMER DAY CAMP SPECIALIST; AQUATIC DECK ATTENDANT; CONCESSION SUPERVISOR; CONCESSION ATTENDANT; AND AQUATICS CASHIER.
- D) GRANT AN EASEMENT AS DESCRIBED IN EXHIBIT "A" TO OKLAHOMA GAS & ELECTRIC ("OG&E") TO PROVIDE SERVICE TO THE CURVE APARTMENTS.
- E) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2019-2020 IN THE AMOUNT OF \$5,990,649.53.

Councilman Blair moved to approve the Consent Docket in its entirety, second by Councilman Williams. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 3 being:

CONSIDER ACTION, RECEIVE BIDS, AND CONSIDER FOR APPROVAL OR REJECTION, RESOLUTION NO. 951(20) AWARDING \$2,100,000 CITY OF MOORE, OKLAHOMA GENERAL OBLIGATION BONDS OF 2020 TO BIDDER WHOSE BID IS DETERMINED TO OFFER THE LOWEST INTEREST COST.

Brooks Mitchell, City Manager, stated that the agenda item was to award \$2.1 million in 2018 General Obligation bonds to the lowest interest cost bidder. The funds would be used to fund the 12th Street and Eastern Avenue street projects and for the 4th Street underpass project. He stated that City's financial advisor Chris Gander was in attendance to answer any questions.

Chris Gander stated that an item was on the January 21, 2020 agenda for authorization to sale the bids and to set the time and place for the bond sale. Mr. Gander indicated that the bond sale was held on this date and the City received two bids. He commented that last time the City several more bids which he felt was largely due to the market experiencing an all-time low on the treasury yields and because of the smaller issuance there was less net interest received. Mr. Gander indicated that Huntington Securities, Inc. was the low bidder with an average interest rate of 1.0835%. The second bid was from Robert W. Baird & Co., Inc. with an average interest rate of 1.2090%. Mr. Gander recommending awarding the bid to Huntington Securities as the lowest bidder.

Councilwoman McKenzie moved to adopt Resolution No. 951(20) awarding \$2,100,000 City of Moore, Oklahoma General Obligation Bonds of 2020 to Huntington Securities, Inc. with an average interest rate of 1.0835%, second by Councilwoman Hunt. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 4 being:

CONSIDER ACTION, APPROVAL OR REJECTION, OF RESOLUTION NO. 952(20) PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS OF 2020 IN THE SUM OF \$2,100,000 BY THE CITY OF MOORE, OKLAHOMA AUTHORIZED AT AN ELECTION DULY CALLED AND HELD FOR SUCH PURPOSE ON JUNE 26, 2018; PRESCRIBING FORM OF BONDS; PROVIDING FOR REGISTRATION THEREOF; PROVIDING LEVY OF AN ANNUAL TAX FOR PAYMENT OF PRINCIPAL AND INTEREST ON SAME; AND FIXING OTHER DETAILS OF THE ISSUE.

Chris Gander, the City's financial advisor, indicated that the bid award was made under Agenda Item No. 4. He indicated that adoption of Resolution No. 952(20) was the formal action necessary to issue the debt.

Councilman Blair moved to adopt Resolution No. 952(20) providing for the issuance of General Obligation Bonds of 2020 in the sum of \$2,100,000 by the City of Moore, Oklahoma authorized at an election duly called and held for such purpose on June 26, 2018; prescribing form of bonds; providing for registration thereof; providing levy of an annual tax for payment of principal and interest on same; and fixing other details of the issue, second by Councilman Williams. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 5 being:

CONSIDER THE FINAL PLAT OF APPLE VILLAS, LOCATED IN THE N/2 OF SECTION 36, T10N, R3W, BEING SOUTH OF SW 34TH STREET AND WEST OF BROADWAY AVENUE. APPLICATION BY FARZANEH DEVELOPMENT LLP/JALAL FARZANEH. (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0). WARD 1.

Elizabeth Weitman, Community Development Director, stated that the subject site was located south of SW 34th Street and west of Broadway Avenue. The property was rezoned to R-1 and R-3 as a PUD in October 2019 for a higher density patio home and duplex development. Ms. Weitman advised that the final plat also included one commercial lot and four common areas. She stated that public utilities were available to serve the site and off-site detention would be provided. Access would be from Central Park Drive in the Apple Valley Addition along with SW 34th Street and S. Broadway Avenue.

Ms. Weitman advised that an Amendment to the Envision 2040 Plan was approved in September 2019 changing the land use designation for much of the property from Neighborhood Commercial to Urban Residential. Staff reviewed the application as to its conformance with the Plan and found it to meet the intent of the Urban Residential land use; therefore, staff recommended approval of the Final Plat.

Councilman Williams asked if there was any opposition to the item at the Planning Commission. Ms. Weitman indicated that no one appeared in opposition to the Final Plat.

Councilman Williams moved to approve the Final Plat of Apple Villas, located in the N/2 of Section 36, T10N, R3W, being south of SW 34th Street and west of Broadway Avenue, second by Councilwoman Hunt. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 6 being:

CONSIDER A REPLAT OF LOCKHOMA ESTATES, BLOCK 7, PART OF LOTS 31, 32, AND 33, LOCATED IN THE SE/4 OF SECTION 3, T10N, R3W, BEING NORTH OF NW 27TH STREET AND WEST OF WOODLAWN DRIVE. APPLICATION BY LENOX LEASING, LLC/ NICK ARCHIBALD. (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0). WARD 2.

Elizabeth Weitman, Community Development Director, advised that the proposed Final Plat consisted of one commercial lot on approximately 0.82 acres. Ms. Weitman indicated that in September 2016 the site was rezoned from R-1 Single-Family Residential District to C-3 General Commercial District to facilitate the development of the property for general commercial use. She stated that the applicant was seeking to replat Block 7, Lots 31, 32, and 33 which were originally platted as part of the Lockhoma Estates Addition in preparation for the commercial development. She stated that public utilities were available to serve the site. She noted that because the site was under one acre on-site detention would not be required. Access would be provided from NW 27th and Woodlawn Drive.

Ms. Weitman indicated that the item was reviewed and found to be in general conformance with the intent of the comprehensive plan. Due to the small scale of the commercial property and connectivity to the residential neighborhood staff recommended approval of the item.

Ms. Weitman advised that no one appeared in opposition to the item in response to an inquiry from Councilman Williams.

Councilwoman Hunt moved to approve a Replat of Lockhoma Estates, Block 7, Part of Lots 31, 32, and 33, located in the SE/4 of Section 3, T10N, R3W, being north of NW 27th Street and west of Woodlawn Drive, second by Councilman Williams. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 7 being:

CONSIDER THE FINAL PLAT OF EEXPRESS, BEING A PARTIAL REPLAT OF LOCKHOMA ESTATES, LOCATED IN THE SE/4 OF SECTION 3, T10N, R3W, BEING NORTH OF NW 27TH STREET AND WEST OF I-35 SERVICE ROAD. APPLICATION BY DO HOLDINGS, LLC/NEAL DO. (PLANNING COMMISSION RECOMMENDED APPROVAL 5-4). WARD 2.

Elizabeth Weitman, Community Development Director, stated that the vacant property containing approximately 4.5 acres was located north of NW 27th and west of I-35. The applicant rezoned the property in January 2018 as C-3/PUD to allow for construction of a travel center and gas station. The applicant was requesting final plat approval to prepare for development. Ms. Weitman advised that public water and sewer were available to serve the site. She stated that no floodplain was located on the property; however, stormwater detention would be required as shown in the approved PUD. She stated that access was proposed from NW 27th Street and the I-35 Service Road. She noted that the PUD does not allow for any vehicular access to Poplar Avenue.

Ms. Weitman stated that the Envision Moore 2040 designated a majority of the location to be Transitional Commerce. The application was reviewed as to conformance with the plan. Due to the aesthetic requirements and site design approved in the PUD process the application was found to meet the land use designation. Staff recommended approval of the application.

Councilman Williams asked if there was opposition to the item at the Planning Commission Meeting. Ms. Weitman indicated that no citizens appeared on the item. He inquired why the item was approved with a 5 to 4 vote. Ms. Weitman stated that the reasons for the four denial votes were not given by the Planning Commissioners; however, she stated that the Planning Commission originally recommended denial of the item and anticipated there was still some concern regarding the truck traffic. Councilwoman Hunt asked about the number of truck gas pumps. Ms. Weitman indicated that the number of truck gas pumps was reduced and would now be virtually identical to an On-Cue.

Councilwoman Hunt moved to approve the Final Plat of eExpress, being a partial Replat of Lockhoma Estates, located in the SE/4 of Section 3, T10N, R3W, being north of NW 27th Street and west of I-35 Service Road, second by Councilman Williams. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 8 being:

CONSIDER REZONING APPLICATION NO. RZ-988, LOCATED IN THE SE/4 OF SECTION 14, T10N, R3W, BEING NORTH OF SE 3RD STREET AND WEST OF EASTERN AVENUE, FROM C-3 GENERAL COMMERCIAL DISTRICT TO C-3/PUD GENERAL COMMERCIAL DISTRICT/PLANNED UNIT DEVELOPMENT; AND APPROVE ORDINANCE NO. 933(20). APPLICATION BY STORAGE OKLAHOMA, LLC/DEAN ANDERSON (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0.) WARD 1.

Elizabeth Weitman, Community Development Director, advised that the vacant site was located north of SE 3rd Street and west of Eastern Avenue. Ms. Weitman indicated that in February 2017 the site was rezoned from A-1 Rural Agricultural District to C-3 General Commercial District as part of The Grove development. The applicant proposed expanding an existing mini-storage business from the north into this site. She stated that in order to develop the property as a mini-storage the property must be rezoned from C-3 to C-3 as a Planned Unit Development. Ms. Weitman indicated that public water and sewer were available to serve the site. The applicant proposed access through their existing storage facility to the north by reconfiguring some of the existing buildings. She stated that one drive was proposed to SE 3rd Street for emergency access only.

Ms. Weitman advised that stormwater detention would be provided by a detention pond developed with The Grove residential community. She advised that because mini-storage development might not be appropriate in all areas due to aesthetics and neighborhood integrity, the applicant would be utilizing a Planned Unit Development to help offset any negative impacts. Staff recommended approval of the item.

Councilman Williams moved to approve Rezoning Application No. RZ-988, located in the SE/4 of Section 14, T10N, R3W, being north of SE 3rd Street and west of Eastern Avenue, from C-3 General Commercial District to C-3/PUD General Commercial District/Planned Unit Development; and approve Ordinance No. 933(20), second by Councilwoman McKenzie. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 9 being:

CONSIDER REZONING APPLICATION NO. RZ-989, LOCATED IN THE SE/4 OF SECTION 24, T10N, R3W, BEING NORTH OF SE 19TH STREET AND WEST OF BRYANT AVENUE, FROM R-2/TWO-FAMILY DWELLING DISTRICT TO C-3/GENERAL COMMERCIAL DISTRICT; AND APPROVE ORDINANCE NO. 934(20). APPLICATION BY RON HIGHTOWER. (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0.) WARD 1.

Elizabeth Weitman, Community Development Director, stated that the vacant property located north of SE 19th and west of Bryant Avenue was zoned R-2. The applicant proposed rezoning the property to C-3 for future general commercial uses. Ms. Weitman advised that public water and sewer were available to serve the site, and access would be provided by SE 19th Street and S. Bryant Avenue. Stormwater detention would be required at the time of development.

Ms. Weitman indicated that the Envision Moore 2040 Plan designated the area as Neighborhood Commercial. The application was reviewed and found to be in general compliance with the Plan; therefore, staff recommended approval of the application.

Councilman Williams asked if the applicant indicated what would be located on the site and if it would be a single user. Ms. Weitman stated that the applicant was preparing to market the property and a user had not yet been identified. It was anticipated that it would be a single user; however, it was possible that the property could be divided at some point. Councilwoman McKenzie asked if there was any opposition at the Planning Commission. Ms. Weitman indicated that no one appeared in opposition to the item.

Councilman Williams moved to approve Rezoning Application No. RZ-989, located in the SE/4 of Section 24, T10N, R3W, being north of SE 19th Street and west of Bryant Avenue, from R-2/Two-Family Dwelling District to C-3/General Commercial District; and approve Ordinance No. 934(20), second by Councilman Blair. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 10 being:

CONSIDER ACCEPTANCE OF A QUOTE FROM PERFORMANCE PAINTING COMPANY IN THE AMOUNT OF \$21,995 AS THE LOWEST AND BEST BID FOR THE PAINTING OF A LAP POOL AT THE STATION AQUATIC FACILITY.

Chris Villani, Acting Parks and Recreation Director, stated that quotes were solicited for the painting of the lap pool at The Station aquatic facility that was being done as part of a yearly maintenance plan. Mr. Villani indicated that Performance Painting Company submitted the lowest and best bid in the amount of \$21,995.

Councilwoman Hunt moved to accept a quote from Performance Painting Company in the amount of \$21,995 as the lowest and best bid for the painting of a lap pool at The Station Aquatic Facility, second by Councilman Williams. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 11 being:

CONSIDER THE BUDGETED PURCHASE OF TWENTY EIGHT (28) REPLACEMENT BODY ARMOR VESTS FROM SPECIAL OPS UNIFORMS USING STATE CONTRACT NO. SW764 AT A COST OF \$18,144.

Police Chief Todd Strickland stated that the item was for replacement of 28 body armor vests that were five years old. Chief Strickland indicated that this would be a budgeted purchase funded by Public Safety sales tax monies. Chief Strickland noted that a Justice Assistance Grant would reimburse the City for 50% of the cost for the vests.

Councilwoman Hunt moved to approve the budgeted purchase of twenty eight (28) replacement body armor vests from Special Ops Uniforms using State Contract No. SW764 at a cost of \$18,144, second by Councilwoman McKenzie. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 12 being:

CONSIDER APPROVAL OF EMERGENCY PROVISION FOR ORDINANCE NO. 935(20) IT BEING IMMEDIATELY NECESSARY FOR THE PRESERVATION OF THE PEACE, HEALTH, SAFETY AND PUBLIC GOOD OF THE CITY OF MOORE AND THE INHABITANTS THEREOF THAT THE PROVISIONS OF THIS ORDINANCE BE PUT INTO FULL FORCE AND EFFECT, AN EMERGENCY IS HEREBY DECLARED TO EXIST BY REASON WHEREOF THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FULL FORCE AND EFFECT FROM AND AFTER THE DATE PROVIDED HEREIN AS PROVIDED BY LAW.

Randy Brink, City Attorney, advised that the Ordinance No. 935(20) and the related emergency provision regarding the annexation of the Blue Lakes Baptist Church was voted on at the February 18, 2020 City Council Meeting. However, approval of the emergency clause required an affirmative vote of six members of the Council and there were only five members present. Therefore, the item was being presented for reconsideration of the emergency provision.

Councilman Blair moved to approve the emergency provision for Ordinance No. 935(20), second by Councilman Williams. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

Agenda Item Number 13 being:

CONSIDER APPROVAL OF A UTILITY RELOCATION AGREEMENT WITH OKLAHOMA GAS GATHERING, LLC FOR THE LOWERING OF A 10" AND A 4" GAS LINE ON THE SE 24TH STREET AND BROADWAY AVENUE DRAINAGE IMPROVEMENT PROJECT IN THE ESTIMATED AMOUNT OF \$54,025.83 TO BE PAID BY THE CITY OF MOORE.

Jerry Ihler, Assistant City Manager, indicated that a drainage improvement project at SE 24th and Broadway Avenue was necessary to alleviate flooding that occurred after heavy rains preventing access to the entrance to the Quail Ridge Addition. Private gas lines owned by Oklahoma Gas Gathering were discovered during the construction project which required the lowering of a 10" gas line and a 4" gas line at an estimated cost to the City of \$54,025.83. Mr. Ihler indicated that because the lines were located outside the statutory easement the City was required to pay 100% of the cost to move the lines. Staff requested approval of the Utility Relocation Agreement with Oklahoma Gas Gathering for lowering of the gas lines in the estimated amount of \$54,025.83.

Councilman Williams asked what monies would be used to fund the project. Mr. Ihler advised that it was the $\frac{1}{2}$ cent sales tax for roadway and drainage improvements.

Councilman Williams moved to approve a Utility Relocation Agreement with Oklahoma Gas Gathering, LLC for the lowering of a 10" and a 4" gas line on the SE 24th Street and Broadway Avenue Drainage Improvement Project in the estimated amount of \$54,025.83 to be paid by the City of Moore, second by Councilman Blair. Motion carried unanimously.

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

THE CITY COUNCIL MEETING WAS RECESSED AND THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS CONVENED AT 6:55 P.M.

Agenda Item Number 14 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE PUBLIC WORKS AUTHORITY MEETING HELD FEBRUARY 18, 2020.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2019-2020 IN THE AMOUNT OF \$667,499.98.

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

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS RECESSED AND THE MOORE RISK MANAGEMENT MEETING WAS CONVENED AT 6:56 P.M.

Agenda Item Number 15 being:

CONSENT DOCKET:

- A) ACCEPT THE MINUTES OF THE REGULAR MOORE RISK MANAGEMENT MEETING HELD FEBRUARY 18, 2020.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2019-2020 IN THE AMOUNT OF \$65,684.52. PAGE 208

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

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

THE MOORE RISK MANAGEMENT MEETING WAS RECESSED AND THE CITY COUNCIL MEETING RECONVENED WITH MAYOR GLENN LEWIS PRESIDING AT 6:57 P.M.

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.

There were no items from the City Council/Trustees.

C) ITEMS FROM THE CITY/TRUST MANAGER.

Brooks Mitchell, City Manager, gave an update on the status of a request made by citizens at the February 18, 2020 City Council Meeting to stripe Main Street and the intersection of 4th and Telephone Road. Mr. Mitchell advised that the striping of Main Street was already scheduled and was completed a few days after the meeting. He stated that the 4th and Telephone Road striping would be addressed once the colder temperatures were over. Mr. Mitchell indicated that Chief Strickland was collecting data and a report would be given to the City Council regarding possible solutions to a speeding problem around Moore High School. He also indicated that the 28th and Nottingham street project was nearing completion.

Agenda Item Number 17 being:

ADJOURNMENT

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

Ayes: McKenzie, Blair, Hunt, Williams, Hamm, Lewis

Nays: None Absent: Webb

The City Council, Moore Public Works Authority, and Moore Risk Management meetings were adjourned at 6:58 p.m.

TRANSCRIBED BY:
RHONDA BAXTER, Executive Assistant
FOR:
ADAM WEBB, MPWA Secretary

These minutes passed and approved as noted this day of	, 2020
ATTEST:	

COUNCIL/MPWA/MRM MEETING - MINUTES

VANESSA KEMP, City Clerk

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