

**MINUTES OF A REGULAR MEETING
OF THE CITY OF MOORE PARKS BOARD
August 3rd, 2021 -6:00 PM**

The Parks Board of the City of Moore met in regular session, 700 S. Broadway, Moore, Oklahoma on August 3rd, 2021 at 6:00 p.m. with Vice Chairman Jeff Arvin presiding. The following members were present:

Jeff Arvin Robert Washington
Sid Porter Eddie Vickers

ABSENT: Charles Payne, Janie Milum, Kelley Mattocks

STAFF MEMBERS PRESENT: Parks Director, Sue Wood; Assistant Parks Director, Whitney Wathen and Administrative Assistant, Rita Chadrick.

Agenda Item Number 1 being:

- ROLL CALL; (listed above).

Agenda Item Number 2 being:

RECEIVE AND APPROVE THE MINUTES FROM THE REGULAR MEETING HELD July 6th, 2021

Board Member Washington motioned to approve the minutes from the regular meeting held July 6th, 2021; second by Secretary Porter. Motion passed unanimously.

Ayes: Arvin, Washington, Porter, Vickers
Nays: None
Absent: Payne, Milum, Mattocks

Board Member Mattocks arrived at 6:03 p.m.

Agenda Item Number 3 being:

SWEARING IN OF CHARLES PAYNE TO NEW 3-YEAR TERM.

Board Member Payne was absent.

Agenda Item Number 4 being:

RECEIVE PRESENTATION FROM ELIZABETH WEITMAN, COMMUNITY DEVELOPMENT, REGARDING SE QUADRANT.

- Elizabeth stated that the City's comprehensive plan relied heavily on the parks plan to determine things like open space, priorities, multi-use trails or recreational trails, etc. and one of the things mentioned back in 2012 when the parks plan was developed was the need for a new SE Quadrant park because there's no park in that part of town. There hasn't been a lot of action in the SE Quadrant until recently, so if we're going to have a community park or a larger park in the SE Quadrant we need to start planning for that now because our options are dwindling pretty quickly and City staff recommends identifying the remainder of the SE/4 of Section 30 as potential nature park.
- Board Member Mattocks commented that a natural park has some merit; she asked Whitney and Sue what they envisioned or what limitations they perceived for this land.
- Sue responded that it would take a lot to develop the area and make improvements as far as a housing addition or anything like that. The SE corner has been mowed and there are some trees and a nice little area that could possibly be the entry. We would create trails and possibly some type of a border on the trails and wood chips keeping it as natural as possible; it just depends on how the landscape architect makes the plans. There are houses on both sides and a little strip mall to the NE corner. The main thing is getting the information to the homes and the people living there to make sure they know that most of it would be nature-oriented with parking areas.
- Board Member Eddie Vickers stated that the parking area off Sunnyslane would need to be on higher ground due to flooding that occurs after heavy rains.
- Secretary Porter asked if they were just in the preliminary stages of things and stated that he likes the area because it's beautiful, natural and kept up nicely.
- Elizabeth also discussed public-private partnerships for park land to put some of the responsibility for parks and recreation on private developers. Open space residential land use is designed to have a lot of open space that is managed by HOAs and we've been trying to work that in to developer's plans as they come in; at some point we're going to have to codify that into city code if we really want to sink our teeth into it. The preliminary plat for the Urbanski property, at SE 19th and Sunnyslane, is being developed by Home Creations and right now they're doing the west half of it. There is some flood plain to it; the planning commission is interested in getting upland property for a private open space that would allow them to either keep it just like an open field, or in the future the HOA could put in a playground or whatever they would like to do with that. Some developers are more proactive than others when it comes to neighborhood amenities and Home Creations has said that they would put in some walking trails, but they haven't been very forthcoming about what kind of other amenities they might put in.

Regardless, they have the land set aside so over time if the HOA feels the playground is important, then they can buy a playground and you have a spot for it. The Bob Smith property was purchased by Ideal Homes and they have identified all of the flood plain as a naturalized area that they're going to develop so it's not always wet; they really want to have a better connection between their neighborhoods and the natural environment.

- Board Member Vickers asked if we would make them put in a large detention pond.
- Elizabeth responded that they do have to comply with the city's detention requirement; one of the things we've been grappling with in the development community is where the best place is to put in detention. We have the premier drainage engineers on call for the city to review all the drainage plan; in this area they would likely do what we call compensatory storage which is not necessarily a detention pond, but it stores all of the flood water that comes in and releases it at a rate that it's not providing true detention. Their whole goal is to make sure that the property south of here does not flood, so we're going to trust them to come up with the correct plan for this.
- Board Member Vickers added that there are many sewer lines that run through there.
- Elizabeth responded that there are trunk mains that follow the creek; the engineers are aware of this and have done a lot of studying on this part of town so I have complete confidence that they will make sure that everything is developed correctly.
- Board Member Vickers asked if Elizabeth knew how old the trunk line is and if they're plastic.
- Elizabeth responded that they are both plastic and she believes one is older than the other; the one on the east side was probably done in 2003. All of this park land including some playground equipment, some overlooked areas and some educational signage for storm water and wildlife will be privately maintained and owned by the HOA. There will also be walking trails that conform with our trails plan.
- Elizabeth also discussed their comprehensive plan that recommends having certain open space set aside when you have new developments. They recommend two types of open space: 1) Priority Open Space, which would be your flood plains, riparian areas, forest retreat (the areas you want to preserve first and foremost and 2) Accessible Open Space, which is where you can put your playgrounds, pocket parks, clubhouse, swimming pool. Our comprehensive plan gives recommendations on these requirements, knowing that we need to give developers flexibility in determining what their developments look like. We don't want to just tell them what to do and have every development look the same and I determined that a possible way to do that would be to have a point system put into place. As a developer comes in, depending on the density that they're building, they would have to provide "X" amount of open space and then they would have to collect points, enough to meet a threshold and each amenity would be assigned

a point value. The higher the point value is determines how high of a priority that is for us to preserve and maintain. For example, Multi-use Trails and Floodplain Reservation have high point values, whereas a Small Neighborhood Green has a very low point value. The developer would have the ability to mix and match these points together in order to come up with however many points they are required to have for a subdivision. In conclusion, she wanted to make sure that the Parks Board is okay with having HOAs play a more active role in providing recreational opportunities, especially on the SE Quadrant, because that's where most of the open-space residential area is and that they feel comfortable with allowing the developers to mix and match certain elements within their development.

- Vice Chairman Arvin stated that as a rule, for the last 10 or 12 years when these have come before us, we've normally just gone along with staff recommendations of fee in lieu of parkland. We've always been in favor of land from the developers, but we've normally gone along with what staff has recommended. Also, most of it hasn't been in the SE Quadrant so we've had closer parks to where the developments have been going on that we don't have now.
- Board Member Vickers asked about the HOA deal as far as the roads are concerned; are they City roads or do they belong to the HOA? In previous years the City ended up having to go back in and redo the roads, but if they belong to the HOA we need to make sure that we're not going to take over something that's not done the way that the City would have done it.
- Elizabeth responded that they are City roads; as I develop more of the code language that will be one of the things stated in there. One thing I've noticed about HOAs is they don't mind spending money on something really nice, like a park or pavilion, but when it's a street they kind of think that the City should do it. I think that the city's going to have to be a bit more involved whenever the neighborhood covenant and restrictions are finalized to make sure that the dues being paid are realistic for their maintenance and upkeep and the structure is such that if an HOA flounders and doesn't make it that the City has an option. We can decide if we want to take it on or not. There might be some parks that turn out to be great and integral to a neighborhood, but there might be some that the City has no desire to do that in which case it would be just like any other parcel of land that's no longer supported by the HOA and which will eventually be put up for sale for someone to build a house on.
- Board Member Vickers asked about the size of homes going into Home Creations.
- Elizabeth said the homes would be patterned after homes in Greenleaf Trails in Norman, which are approximately 1600-1800 square foot brick with some siding. They also have some more modern looks that they're trying out and plenty of open space and playgrounds; she suggested driving through the neighborhood if ever out in north Norman.
- Vice Chairman Arvin asked Elizabeth what she needed from the Board.

- Elizabeth responded that she has received what she needed; that their discussions are on track so we're going to continue forward with what we were planning on and as things come to fruition I'll be back here to discuss again.
- Vice Chairman Arvin asked if the City Manager could acquire both pieces of property because we could use them both; Board Member Vickers added that it would be best to buy both now when you can.

Agenda Item Number 5 being:

CONSIDER APPROVAL FOR CHANGE OF DATE WHEN PARKS BOARD MEETS;
MOVE MONTHLY PARKS BOARD MEETING TO THE SECOND TUESDAY OF
EVERY MONTH.

- Whitney stated that because the holiday last month fell on a Monday the City Council meeting was moved to Tuesday, which was also the day of the Parks Board meeting. This conflicted with Parks & Recreation staff being able to attend both meetings, so moving Parks Board to the second Tuesday of the month could be a solution if this should happen again.
- Vice Chairman Arvin stated that historically if both meetings happen to occur on the same day, the Parks Board meeting is normally moved to the following Monday. This solution was agreed upon for the future if both meetings should happen to fall on the same day.

Agenda Item Number 6 being:

(A) CITIZENS TO BE HEARD

There were no citizens that wish to be heard.

(B) ITEMS FROM THE PARK BOARD

There were no items from the Board.

Agenda Item Number 7 being:

REPORTS

- Whitney reported that we currently have two contractors for mowing and are finally starting to catch up from all the rain from the previous two months. The contractors are mowing most of our right of ways and islands and Parks Maintenance is continuing to mow our parks. Our goal has always been to dedicate our guys to take care of parks since we're the Parks Department and we should be doing that; I feel that we'll do a better job and take more pride in our work than just some contractor.

- Whitney also mentioned the following upcoming special events: Senior Donuts and Coffee on Aug. 6 from 9:00am-11:00am at the Aquatic Center; the Concert in the Park series collaboration with the library on Aug. 6, Aug. 20 and Sept. 10 from 7:00pm-10:00pm at the Central Park pavilion and amphitheater featuring food trucks and a live band; and Doggie Paddle on Sept. 9 from 6:00pm-8:00pm at the Aquatic Center.

Agenda Item Number 8 being:

ADJOURNMENT

Board Member Vickers motioned to adjourn the regular meeting of the Moore Parks Board, second by Secretary Porter. Motion passed unanimously.

Ayes: Arvin, Washington, Porter, Mattocks, Vickers

Nays: None

Absent: Payne, Milum


The Moore Parks Board meeting adjourned at 6:40 p.m.

RECORDED/TRANSCRIBED BY:



RITA CHADRICK, Parks and Recreation Administrative Assistant

FOR:



SID PORTER, Secretary

These minutes passed and approved as noted this 13th day of September, 2021.