

**MINUTES OF THE REGULAR MEETING OF  
OF THE MOORE CITY COUNCIL  
THE MOORE PUBLIC WORKS AUTHORITY  
AND THE MOORE RISK MANAGEMENT BOARD  
MARCH 3, 2014 – 6:30 P.M.**

The City Council of the City of Moore met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma on March 3, 2014 at 6:30 p.m. with Mayor Glenn Lewis presiding.

*David Roberts*  
*Councilman, Ward I*

*Robert Krows*  
*Councilman, Ward I*

*Scott Singer*  
*Councilman, Ward II*

*Mark Hamm*  
*Councilman, Ward II*

*Jason Blair*  
*Councilman, Ward III*

*Terry Cavnar*  
*Councilman, Ward III*

PRESENT: Krows, Blair, Roberts, Hamm, Lewis  
ABSENT: Singer, Cavnar

STAFF MEMBERS PRESENT: City Manager, Steve Eddy; Assistant City Manager, Stan Drake; City Clerk/Finance Director, Jim Corbett; City Attorney, Randy Brink; Community Development Director, Elizabeth Jones; Economic Development Director, Deidre Ebrej; Emergency Management Director, Gayland Kitch; Fire Chief, Gary Bird; Manager of Information Technology, David Thompson; Parks and Recreation Director, Todd Jenson; Police Chief, Jerry Stillings; Sergeant Jeremy Lewis; Public Works Director, Richard Sandefur; Risk Manager, Gary Benefield; Veolia Water Project Manager, Robert Pistole; and Purchasing Agent, Carol Folsom.

The Pledge of Allegiance was led by the Boy Scouts.

Mayor Lewis read a proclamation declaring March as American Red Cross Month. The proclamation was accepted by Janienne Bella, Executive Director of the American Red Cross for the Central and Western Districts of Oklahoma. City Manager Steve Eddy asked that Ms. Bella give a short update on the Oklahoma Disaster Recovery Project. Ms. Bella advised that they were progressing with individual case management. They have closed over 1,000 cases, meaning that their official work with the family has concluded; however, they will continue to make contact with the families to ensure their needs are being met. There are approximately 1,000 cases remaining. The Red Cross has begun focusing on preparedness. In addition to the Shelter Program they are working to make sure families have a plan and know CPR and First Aid in the event of an emergency. They are working with all types of media outlets and resources to make sure the tips and tools are available to the community. The Red Cross is also working with the schools to educate the children. A large focus has been placed on mental health as the community approaches the one year anniversary of the tornado. There are free resources available to individuals who need assistance managing their anxiety level. She stated that the Red Cross is very appreciative of the partnership with the City and the support they have shown them and they are so happy with the progress the City is making in the recovery process. Ms. Bella commented that the Red Cross was very proud of the resiliency of the community and how Moore has bounced back. She felt it was snapshot for other communities to look at and strive for.

**Agenda Item Number 2 being:**

CONSENT DOCKET:

- A) APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD FEBRUARY 18, 2014.
- B) RECEIVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD JANUARY 14, 2014.
- C) APPROVE A CONTRACT WITH EXTREME PYROTECHNICS IN THE AMOUNT OF \$40,000 FOR THE CITY'S ANNUAL FIREWORKS DISPLAY.
- D) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2013-2014 IN THE AMOUNT OF \$1,743,143.38.

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

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

**Agenda Item Number 3 being:**

CONSIDER APPROVAL OF A SITE PLAN AMENDMENT TO THE CENTRAL PARK MASTER PLAN.

Todd Jenson, Parks and Recreation Director, stated that the proposed amendment to the Central Park site plan includes the addition of the Oklahoma Strong Monument. The City will provide the location but the monument will be paid for using private funds. There will also be a privately funded maintenance endowment to ensure the upkeep of the monument. Anthony McDermid with TAP Architecture and the Oklahoma Strong Monument Project committee will meet to work on details of the monument, refine the site and add landscaping, and receive updates on the fundraising efforts. Mr. Jenson introduced Becky Boyd-Wood, Connie Scothorn, and Glen Cospers who are members of the Oklahoma Strong Monument Project committee and were in attendance at the meeting.

Becky Boyd-Wood stated that the idea of erecting a monument came from a desire to give back to the community following the May 20, 2013 tornado. The monument is meant to celebrate the community and is not intended to be a memorial to the victims. Ms. Wood advised that their goal is a \$3 million campaign that would fund the monument and provide a sizeable endowment to be left with the City for maintenance costs. Any additional funds would be used for landscaping. They are very proud of the project and are appreciative of the Oklahoma City Community Foundation for working with them on it. Two events are expected to be major fundraisers. One is a 5K Oklahoma Strong Run that will take place on May 17, 2014 and a Taste of Our Town event will take place at Crossroads Mall on May 20, 2014. She felt that the largest donations would come from a social media campaign and a corporate campaign that will also be kicking off on May 20, 2014.

Connie Scothorn referred Council to a rendering and site plan. They anticipate the monument to be located on the north end of the new Central Park. It will include silhouettes of people who represent the community. The silhouettes, standing one and half times life size, will be cut out of a heavy steel and backlit. They will represent parents, children, grandparents, and people of various abilities such as handicapped individuals, along with the first responders, doctors, and nurses who helped following the disaster. They also want to include people enjoying themselves since they want it to be a tribute to the community. They feel between 85 and 95 people will be represented. It will include a flag and a seasonal music element or it could feature Oklahoma artists. She noted that brick pavers were discussed being imbedded in the walkways that could help fund the project but also gather more community input. A

plaza will be included with bench seating and railings that will be completely accessible. She indicated that they are still working on the plans but felt it would be a great project.

Councilman Hamm stated that the proposed monument sounded wonderful; however, he wondered if the volunteers that came to assist the community from all over the United States and world could be incorporated into the monument. Ms. Scothorn stated that the number of silhouettes proposed included individuals that assisted with the recovery effort. Most of them will be anonymous except for those identified by their clothing or badges.

Mr. Jenson advised that the materials used in the monument will tie into the concept chosen for the park, community center, and aquatic park for continuity and symmetry.

Councilman Roberts asked if Anthony McDermid was involved in selecting the location for the monument. Mr. Jenson stated that Mr. McDermid was at the meeting and involved in the discussions regarding the monument's location.

**Councilman Roberts moved to approve a site plan amendment to the Central Park Master Plan, second by Councilman Singer. Motion carried unanimously.**

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

**Agenda Item Number 4 being:**

CONSIDER THE FINAL PLAT OF MISSION POINT APARTMENTS, LOCATED IN THE S/2 OF SECTION 26, T10N, R3W, BEING SOUTH OF SW 19<sup>TH</sup> STREET AND EAST OF I-35. APPLICATION BY MISSION POINTE APARTMENTS, LP/SCOTT CASE. (PLANNING COMMISSION RECOMMENDED APPROVAL 9-0). WARD 3.

Elizabeth Jones, Community Development Director, advised that the vacant subject site was located south of SW 27<sup>th</sup> Street and east of I-35. The final plat consisted of 366 units on 17 acres resulting in approximately 23 units per acre. Ms. Jones stated that water would be extended from a 12" water main available to the north with the Shops at Moore development, and an 8" sanitary sewer line would be extended from the Crystal Heights Addition. No FEMA Floodplain located on the property. Detention is required and would be provided for in the south center portion of the tract. The detention drains into the southern tract, which remains undeveloped in this phase of the project. Access will be provided from the I-35 Service Road, with secondary points of access through the proposed commercial development to the south. ODOT approval of curb cuts will be required. Mr. Jones stated that staff recommended approval of the item.

Councilman Roberts asked if the property was rezoned a few months prior and if the preliminary plat had been approved. Ms. Jones indicated that it was the same property and that there had not been any material changes made to the plat.

**Councilman Roberts moved to approve the final plat of Mission Point Apartments, located in the S/2 of Section 26, T10N, R3W, being south of SW 19<sup>th</sup> Street and east of I-35, second by Councilman Singer. Motion carried unanimously.**

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

**Agenda Item Number 5 being:**

CONSIDER MOORE VISION 20/20 COMPREHENSIVE PLAN AMENDMENT NO. 43, LOCATED IN THE SE/4 OF SECTION 22, T10N, R3W, BEING NORTH OF SW 19TH STREET AND WEST OF TELEPHONE ROAD, FROM URBAN RESIDENTIAL/LOW DENSITY TO MEDIUM DENSITY RESIDENTIAL. APPLICATION BY JAY EVANS. (PLANNING COMMISSION RECOMMENDED APPROVAL 8-1). WARD 3.

Elizabeth Jones, Community Development Director, advised that Agenda Items No. 5 and 6 were companion items. The subject site is located north of SW 17<sup>th</sup> Street and west of S. Telephone Road as part of the existing Bonnie Brae Addition. The property was originally developed as duplexes on non-conforming lots. However, all structures were destroyed as a result of the tornado on May 20, 2013. The applicant purchased all but one of the lots for redevelopment as a Medium Density residential community with 2, 3, and 5 unit rentals, for a total of 125 rental units equaling a density of approximately 10 units per acre. To accommodate this use the property must be rezoned to R-3 Planned Unit Development and the comprehensive plan amended to Medium Density Residential. Since the property is a redevelopment project most of the utilities are existing; however, the sanitary sewer lines are non-conforming and do not meet DEQ requirements. Therefore, sewer extensions will be required. All buildings larger than duplexes will require fire suppression sprinkler systems. Ms. Jones advised that SW 13<sup>th</sup> Street will be terminated into a cul-de-sac, and SW 14<sup>th</sup> Street will utilize a local road connection to SW 17<sup>th</sup> as the main entrance, providing access to S. Telephone Road and SW 19<sup>th</sup> Street via Max Morgan Blvd. The existing MacAlpine Drive will remain open as a secondary access.

The applicant is providing the following amenities:

- Approximately 19,000 square feet of common area with 12 trees
- Increased landscaping treatment at driveways
- Height and density limitations along the north and west property lines for transitional buffering; one-story height limitation along the north and west property lines where it impacts single-family homes, and two-story where it abuts the planned apartments to the south.
- Varying façade design
- Staggered front building setbacks for the 3 and 5 plexes for streetscape interest

Ms. Jones advised that the proposed apartments will be located next to the Royal Park Mobile Home Park and the future high-density apartment complex to the south. Staff is satisfied that the PUD application meets the intent of the PUD ordinance. All of the amenities will be of a significant benefit to the community. Since staff is in general support of medium-density multi-family housing at this location they would recommend approval of the items.

Mayor Lewis asked what is planned for the one lot that is not included in the development. Ms. Jones spoke at length to the property owner. The applicant would like to purchase the property but the owner does not wish to sell and has no plans to build on the site currently. Ms. Jones cautioned the property owner that once the property is rezoned she would be unable to rebuild a duplex. It would have to be a single-family home.

**Councilman Roberts moved to approve the Moore Vision 20/20 Comprehensive Plan Amendment No. 43, located in the SE/4 of Section 22, T10N, R3W, being north of SW 19th Street and west of Telephone Road, from Urban Residential/Low Density to Medium Density Residential, second by Councilman Blair. Motion carried unanimously.**

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

**Agenda Item Number 6 being:**

CONSIDER REZONING APPLICATION NO. 906, LOCATED IN THE SE/4 OF SECTION 22, T10N, R3W, BEING NORTH OF SW 19TH STREET AND WEST OF TELEPHONE ROAD, FROM R-2 TWO-FAMILY DWELLING DISTRICT TO R3/PUD GENERAL RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT; AND APPROVE ORDINANCE NO. 762(13). APPLICATION BY JAY EVANS. (PLANNING COMMISSION RECOMMENDED APPROVAL 8-1).

**Councilman Roberts moved to approve Rezoning Application No. 906 located in the SE/4 of Section 22, T10N, R3W, being north of SW 19th Street and west of Telephone Road, from R-2 Two-Family Dwelling District to R3/PUD General Residential District/Planned Unit Development; and approve Ordinance No. 762(13), second by Councilman Blair. Motion carried unanimously.**

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

**Agenda Item Number 7 being:**

CONSIDER MOORE VISION 20/20 COMPREHENSIVE PLAN AMENDMENT NO. 44, LOCATED IN THE NE/4 OF SECTION 16, T10N, R3W, BEING SOUTH OF NW 12TH STREET AND WEST OF SANTA FE AVENUE, FROM URBAN RESIDENTIAL/LOW DENSITY TO HIGH DENSITY RESIDENTIAL. APPLICATION BY RON WALTERS. (PLANNING COMMISSION RECOMMENDED APPROVAL 8-1) WARD 3.

Elizabeth Jones, Community Development Director, stated that Agenda Items No. 7, 8 and 9 were companion items. The subject site is located west of Santa Fe Avenue and south of NW 12<sup>th</sup> Street. The applicant proposed three additional phases of the existing Grace Point Addition, a senior housing development. The applicant has purchased the church property to the east of the existing development and will redevelop it with senior living residential units consisting of duplexes, four-plexes, and a maximum 25-unit apartment building which would be a reuse of the existing church structure. There will be a total of 78 units on approximately 12 acres of land resulting in a maximum density of nine dwelling units per acre. Ms. Jones advised that the property must be rezoned from C-2, C-3 and R-2 to R-3 General Residential as a Planned Unit Development. The comprehensive plan would be amended to High Density Residential.

Public water is available to the north and southeast of the property. Sanitary sewer would be extended from the north. Access will be provided by Grace Point Drive which connects to NW 12<sup>th</sup> Street. A secondary gated emergency is provided at Robinson Avenue.

The applicant will be providing the following amenities in exchange for high densities:

- Increased landscaping of 106 trees and 238 shrubs
- Varied facades to break up the "brick box" look. Detached units will have a minimum 70% brick or masonry requirements. The church renovation is proposed with a 50% brick or masonry requirement on the first floor. However, staff would recommend amending that requirement to 70%.

- Public space features including retention ponds and a 6' wide perimeter walking trail that connects with the overall trail system with a landscaped pond.
- Two-story building setback 50' from the south property line. Staff is requesting a 100' setback to which the applicant has agreed.

Buffering is required between more intense land uses and low density residential development in order to protect the integrity of existing residential areas. The developer has proposed a stockade fence and landscape buffer for the Greenbriar Eastlake Addition located to the south. Staff recommended increasing the landscape buffer along the south property line from 15 trees to 35 trees.

Ms. Jones advised that residents adjacent to the proposed developed appeared in opposition to the item at the January 14, 2014 Planning Commission meeting. Their concerns focused on the potential for light and noise trespass to the residential area located south of the site. In order to address some of their concerns the applicant agreed to revise the setback for any two-story units from 50' of the south property line to 100' and to increase the landscape buffer along the south property line to 35 4" caliper trees.

Staff recommends approval of the items since the development increases senior housing options and the application supports the reuse of an underutilized church building. Ms. Jones noted that several citizens from the Greenbriar Eastlake Addition to the south attended the Planning Commission. One of their primary objections was losing their view of the pond located on the applicant's property. Ms. Jones stated that she forwarded two letters of protest to the City Council for their view.

Councilman Roberts asked for additional information regarding the church use. Mr. Jones indicated that the applicant has purchased the site. The developer has agreed to allow the church to continue to utilize the building for an additional two years.

Steve Eddy, City Manager, commented that the City's sidewalk project will link the development to Santa Fe.

Mayor Lewis asked if the developer would be utilizing a structural engineer to look at the redesign of the church facility when they construct apartments. Ron Walters, applicant, stated that the church building is a metal structure. The current budget to remodel the church is \$1.93 million and it won't look anything like the current structure since they plan to take the building down to the main structure and the foundation and then rebuilding it with a new facade. Mr. Walters noted that they currently have two safe rooms on site and plan to construct a third one with the new project.

**Councilman Hamm moved to approve the Moore Vision 20/20 Comprehensive Plan Amendment No. 44, located in the NE/4 of Section 16, T10N, R3W, being south of NW 12th Street and west of Santa Fe Avenue, from Urban Residential/Low Density to High Density Residential, second by Councilman Singer. Motion carried unanimously.**

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

**Agenda Item Number 8 being:**

CONSIDER REZONING APPLICATION NO. 907, LOCATED IN THE NE/4 OF SECTION 16, T10N, R3W, BEING SOUTH OF NW 12TH STREET AND WEST OF SANTA FE AVENUE, FROM R2/C2/C3 TWO-FAMILY DWELLING DISTRICT/NEIGHBORHOOD COMMERCIAL DISTRICT/GENERAL COMMERCIAL DISTRICT; AND

APPROVE ORDINANCE NO. 763(13). APPLICATION BY RON WALTERS. (PLANNING COMMISSION RECOMMENDED APPROVAL 8-1)

**Councilman Hamm moved to approve Application No. 907, located in the NE/4 of Section 16, T10N, R3W, being south of NW 12th Street and west of Santa Fe Avenue, from R2/C2/C3 Two-Family Dwelling District/Neighborhood Commercial District/General Commercial District; and approve Ordinance No. 763(13), second by Councilman Singer. Motion carried unanimously.**

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

**Agenda Item Number 9 being:**

DISCUSS AND CONSIDER THE PRELIMINARY PLAT OF GRACE POINT ADDITION, SECTIONS 5, 6, & 7, LOCATED IN THE NE/4 OF SECTION 16, T10N, R3W, BEING SOUTH OF NW 12TH STREET AND WEST OF SANTA FE AVENUE. APPLICATION BY RON WALTERS. (PLANNING COMMISSION RECOMMENDED APPROVAL 8-1) WARD 3.

**Councilman Hamm moved to approve the Preliminary Plat of Grace Point Addition, Sections 5, 6, & 7, located in the NE/4 of Section 16, T10N, R3W, being south of NW 12th Street and west of Santa Fe Avenue, second by Councilman Singer. Motion carried unanimously.**

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

**Agenda Item Number 10 being:**

CONSIDER APPROVAL AND ADOPTION OF THE CLEVELAND COUNTY HAZARD MITIGATION PLAN.

Mayor Lewis advised that staff requested that the item be tabled.

**Councilman Roberts moved to table Agenda Item No. 10, second by Councilman Singer. Motion carried unanimously.**

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

**THE CITY COUNCIL MEETING WAS RECESSED AND THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS CONVENED AT 7:09 P.M.**

**Agenda Item Number 11 being:**

CONSENT DOCKET:

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

- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2013-2014 IN THE AMOUNT OF \$2,481,532.71.

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

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

**THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS RECESSED AND THE MOORE RISK MANAGEMENT MEETING WAS CONVENED AT 7:10 P.M.**

**Agenda Item Number 12 being:**

CONSENT DOCKET:

- A) ACCEPT THE MINUTES OF THE REGULAR MOORE RISK MANAGEMENT MEETING HELD FEBRUARY 18, 2014.  
B) APPROVE PAYMENT OF A COURT ORDERED WORKERS' COMPENSATION SETTLEMENT IN THE AMOUNT OF \$29,070 TO JUSTIN WEAVER FOR CLAIM NO. 2013-08003J, AUTHORIZE PLACEMENT ON THE PROPERTY TAX ROLLS, AND SUPPLEMENT THE BUDGET ACCORDINGLY.  
C) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2013-2014 IN THE AMOUNT OF \$148,624.01.

Councilman Hamm requested that the City Manager send him additional information on worker's compensation claims that appear on the agenda. Councilman Roberts commented that the item only appears on the agenda for approval after the issue has been through Worker's Compensation Court. Mr. Eddy confirmed that they are court ordered. There are times where a case is settled out of Court which is typically cheaper since there are no attorney fees involved. Mr. Eddy advised that he can share basic information regarding the claim but cannot legally share medical information.

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

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

**THE MOORE RISK MANAGEMENT MEETING WAS RECESSED AND THE CITY COUNCIL MEETING RECONVENED WITH MAYOR GLENN LEWIS PRESIDING AT 7:13 P.M.**

**Agenda Item Number 13 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 or Trustees.

C) ITEMS FROM THE CITY/TRUST MANAGER.

Steve Eddy, City Manager, discussed the following items:

- Expressed his appreciation to the City and Silver Star crews that worked to clear the roadways of ice and snow following the recent storms.
- Storm Shelter Program registration ended March 28, 2014. There was a lot of interest. Eligibility will be determined for all applications. Rebate winners will be randomly selected sometime around April 1, 2014. Priority will be given in Phase I to those individuals in the storm area. Phase II recipients will be randomly selected. Red Cross funding will be supplied for 1,500 shelters. Around 4,600 individuals signed up. That figure includes registrations from a previous program. There will not be sufficient funding to supply shelters to everyone that applied; however, there is a possibility another funding source can be identified in the future.

**Agenda Item Number 14 being:**

ADJOURNMENT

**Councilman Hamm moved to adjourn the City Council meeting, second by Councilman Roberts. Motion carried unanimously.**

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

**The City Council, Moore Public Works Authority, Moore Risk Management and Moore Economic Development Authority meetings were adjourned at 7:17 p.m.**

TRANSCRIBED BY:

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RHONDA BAXTER, Executive Assistant

RECORDED BY:

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CAROL FOLSOM, Purchasing Agent

FOR:

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DAVID ROBERTS, MPWA Secretary

These minutes passed and approved as noted this \_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

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JIM CORBETT, City Clerk