

**MINUTES OF THE REGULAR MEETING OF
OF THE MOORE CITY COUNCIL
THE MOORE PUBLIC WORKS AUTHORITY
AND THE MOORE RISK MANAGEMENT BOARD
JANUARY 2, 2018 – 6:30 P.M.**

The City Council of the City of Moore met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma on January 2, 2018 at 6:30 p.m. with Mayor Glenn Lewis 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

Unfilled Position
Councilman, Ward III

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

STAFF MEMBERS PRESENT: City Manager, Brooks Mitchell; Assistant City Manager, Stan Drake; Assistant City Manager, Todd Jenson; City Attorney, Randy Brink;; Community Development Director, Elizabeth Weitman; Economic Development Director, Deidre Ebrey; Emergency Management Director, Gayland Kitch; Finance Director, Betty Koehn; Fire Chief, Gary Bird; Manager of Information Technology, David Thompson; Police Chief, Jerry Stillings; Police Sergeant Rebecca Miller; Public Works Director, Richard Sandefur; Risk Manager, Gary Benefield; Veolia Water Project Manager, Robert Pistole; and City Clerk, Linda Stewart.

Agenda Item Number 2 being:

CONSENT DOCKET:

- A) APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD DECEMBER 18, 2017.
- B) RECEIVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD NOVEMBER 14, 2017.
- C) DECLARE A 2006 FORD FUSION (VIN NO. 3FAFP07Z86R150592), A 2006 FORD TAURUS (VIN NO. 1FAFP53U46A210269), AND A 2004 FORD TAURUS (VIN NO. 1FAFP52U54A139842) AS SURPLUS.
- D) ACCEPT A PUBLIC SANITARY SEWER EASEMENT LOCATED IN THE SPRINGS APARTMENTS FROM VAULT INVESTMENTS, LLC.
- E) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2017-2018 IN THE AMOUNT OF \$2,628,101.80.

Councilman Webb moved to approve the Consent Docket in its entirety, second by Councilwoman Hunt. Motion carried unanimously.

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

Agenda Item Number 3 being:

CONSIDER REZONING APPLICATION NO. RZ-968, LOCATED IN THE NE/4 OF SECTION 26, T10N, R3W, BEING SOUTH OF SW 19TH STREET AND WEST OF BROADWAY AVENUE FROM R-1 SINGLE-FAMILY DWELLING DISTRICT TO I-2 MEDIUM INDUSTRIAL DISTRICT; AND APPROVE ORDINANCE NO. 874(17). APPLICATION BY RIVERWALK PLAZA PARTNERS, LLC/STEVE SHAWN. (PLANNING COMMISSION RECOMMENDED APPROVAL 6-0). WARD 1.

Elizabeth Weitman, Community Development Director, advised that the subject property contained approximately 10-acres and was located south of Industrial Blvd. and west of Broadway Avenue. The applicant proposed expanding Silver Star Construction operations by constructing an administrative office and an equipment maintenance shop on the northeast corner of the site. Ms. Weitman advised that the property must be rezoned from R-1 Single-Family Dwelling District to I-2 Medium Industrial District to allow for heavy equipment repair.

Ms. Weitman stated that public water and sewer were available to serve the site. Existing access was from Industrial Blvd., a commercial collector street, with no FEMA designated floodplain located on the property. She noted that the site was located in a heavily industrialized area with similar medium and heavy industrial uses, and was the only residentially zoned property on Industrial Blvd. She stated that The Lake Wood Addition was located to the south of the site with a separation of approximately 250-feet of agriculturally zoned vacant land owned by the applicant. A 40-foot utility and landscape easement was included along the north boundary within the plat for the Lake Woods Addition to be used as a buffer from the existing industrial uses to the north.

Ms. Weitman advised that the Envision Moore 2040 Comprehensive Plan designated the area as Light Industrial. She indicated that allowable land uses included existing heavy commercial, office, warehouse, flex, light industrial, and existing medium industrial development. Ms. Weitman noted that although the comprehensive plan did not designate medium or heavy industrial land use for this location, the plan supports the existing land uses currently located there. She stated that a plan amendment would not be required since the application seeks to expand an existing medium industrial land use. Because of the similar medium to heavy industrial developments in the area and the significant land use buffering mitigating any potential negative impacts to the residential property staff recommended approval of Rezoning Application No. RZ-968.

No one appeared in opposition to the item.

Councilwoman Hunt moved to approve Rezoning Application No. RZ-968, located in the NE/4 of Section 26, T10N, R3W, being south of SW 19th Street and west of Broadway Avenue from R-1 Single-Family Dwelling District to I-2 Medium Industrial District; and approve Ordinance No. 874(17), second by Councilman Hamm. Motion carried unanimously.

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

Agenda Item Number 4 being:

CONSIDER APPOINTING JEFF ARVIN, SARAH ASHMORE, JASON BLAIR, RALPH SHERRARD, AND LOUIS WILLIAMS TO THE SW 17TH STREET AND JANEWAY REDEVELOPMENT DESIGN REVIEW COMMITTEE.

Elizabeth Jones, Community Development Director, stated that on October 3, 2016 the zoning for the SW 17th Street and Janeway Redevelopment project was approved as a Planned Unit Development. The PUD established several development standards the project must meet; however, since the City did not have a developer selected at the time, there was no specific architectural guidelines. Ms. Weitman indicated that the PUD established an architectural review process that would take place with a citizens committee to ensure the goals and vision of the redevelopment plan were adhered to throughout the project. City staff recommended appointing an ad hoc design review committee tasked with reviewing all architectural and site plans submitted for the redevelopment project. Jason Blair, Louis Williams, Ralph Sherrard, Jeff Arvin and Sarah Ashmore were involved in the redevelopment master plan process and selection of the developer. Ms. Weitman indicated that additional members of the ad hoc committee would include City staff and representatives from TAP Architecture, Meshek Engineering, The Center for Economic Development Law, and Community Development Services.

Mayor Lewis asked who the developer was on the project. Ms. Weitman advised that Belmont was selected as the developer of the project at the December 18, 2017 City Council Meeting.

Councilman Hamm asked that a second council person be selected to sit on the committee in the event Councilman Blair could not attend. Mayor Lewis nominated Councilman Hamm which was seconded by Councilwoman McKenzie. Randy Brink, City Attorney, recommended bringing an item to the January 16, 2018 meeting appointing Councilman Hamm to the ad hoc committee.

Councilwoman McKenzie asked if the people were aware that they were being appointed to serve on the ad hoc committee. Ms. Weitman advised that everyone were aware of the appointment recommendations and expressed their willingness to serve.

Councilwoman McKenzie moved to appoint Jeff Arvin, Sarah Ashmore, Jason Blair, Ralph Sherrard, and Louis Williams to the SW 17th Street and Janeway Redevelopment Design Review Committee, second by Councilwoman Hunt. Motion carried unanimously.

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

Agenda Item Number 5 being:

CONSIDER AWARDING BID NO. 1718-05 "FIRE STATION NO. 2" TO THE FOLLOWING LOWEST AND BEST BIDDERS IN THE TOTAL AMOUNT OF \$2,971,329.00; AND APPROVE CONTRACTS WITH SELECTED BIDDERS.

- A. BID PACKAGE NO. 3 FOR CONCRETE TO CONCRETE ENTERPRISES, INC. IN THE AMOUNT OF \$595,000.00.
- B. BID PACKAGE NO. 4 FOR MASONRY TO PRECISION STONE IN THE AMOUNT OF \$569,591.00.
- C. BID PACKAGE NO. 5 FOR METALS TO H K & S IRON IN THE AMOUNT OF \$135,900.00.
- D. BID PACKAGE NO. 5A FOR STREEL ERECTION TO RED IRON, LLC IN THE AMOUNT OF \$29,700.00.
- E. BID PACKAGE NO. 6A FOR ROUGH CARPENTRY TO APOLLO BUILDING SYSTEMS IN THE AMOUNT OF \$68,850.00.
- F. BID PACKAGE NO. 7A FOR TPO ROOFING TO UNIVERSAL IN THE AMOUNT OF \$195,120.00.
- G. BID PACKAGE NO. 8 FOR OPENINGS, DOORS, FRAMES AND HARDWARE TO PIPER WEATHERFORD IN THE AMOUNT OF \$49,990.00.

- H. BID PACKAGE NO. 8A FOR PANEL FOLDING DOORS AND SECTIONAL DOORS TO HALL BUILDING PRODUCTS IN THE AMOUNT OF \$91,105.00.
- I. BID PACKAGE NO. 9 FOR FINISHES, DRYWALL AND SUSPENDED ACOUSTICAL CEILINGS TO BALDWIN ACOUSTICS IN THE AMOUNT OF \$128,000.00.
- J. BID PACKAGE NO. 9B FOR PAINT AND COATINGS TO PERFORMANCE PAINTING IN THE AMOUNT OF \$82,995.00.
- K. BID PACKAGE NO. 10 FOR SPECIALTIES TO APOLLO BUILDING SYSTEMS IN THE AMOUNT OF \$48,850.00.
- L. BID PACKAGE NO. 10B FOR SIGNAGE TO APOLLO BUILDING SYSTEMS IN THE AMOUNT OF \$3,500.00.
- M. BID PACKAGE NO. 11 FOR RESIDENTIAL APPLIANCES TO APOLLO BUILDING SYSTEMS IN THE AMOUNT OF \$32,500.00.
- N. BID PACKAGE NO. 12 FOR FURNISHINGS TO SPECIALTY SALES IN THE AMOUNT OF \$7,091.00.
- O. BID PACKAGE NO. 21 FOR FIRE PROTECTION TO ADVANCED FIRE PROTECTION IN THE AMOUNT OF \$31,152.00
- P. BID PACKAGE NO. 22 FOR PLUMBING TO G & P UTILITIES IN THE AMOUNT OF \$356,660.00.
- Q. BID PACKAGE NO. 23 FOR HEATING, VENTILATION AND AIR CONDITIONING TO YARBROUGH & SONS IN THE AMOUNT OF \$125,180.00.
- R. BID PACKAGE NO. 26 FOR ELECTRICAL TO BAKER BROTHERS ELECTRIC IN THE AMOUNT OF \$289,000.00.
- S. BID PACKAGE NO. 31 FOR EARTHWORK TO HAMMER CONSTRUCTION IN THE AMOUNT OF \$102,000.00.
- T. BID PACKAGE NO. 32 FOR EXTERIOR IMPROVEMENTS (DECORATIVE METAL FENCE AND GATES IN THE AMOUNT OF \$29,145.00.

Brooks Mitchell, City Manager, indicated that this was the initial bid package; however, staff anticipated other bid awards would be brought to Council for their consideration in the near future. Mr. Mitchell advised that Jerry Meek with Apollo Building Systems was in attendance to answer questions as the City's Construction Manager on the project.

Councilwoman Hunt moved to award Bid No. 1718-05 "Fire Station No. 2" to the recommended bidders in the total amount of \$2,971,329.00 and approve contracts with selected bidders, second by Councilman Hamm. Motion carried unanimously.

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

THE CITY COUNCIL MEETING WAS RECESSED AND THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS CONVENED AT 6:46 P.M.

Agenda Item Number 6 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE PUBLIC WORKS AUTHORITY MEETING HELD DECEMBER 18, 2017.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2017-2018 IN THE AMOUNT OF \$675,467.29.

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

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

THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS RECESSED AND THE MOORE RISK MANAGEMENT MEETING WAS CONVENED AT 6:47 P.M.

Agenda Item Number 7 being:

CONSENT DOCKET:

- A) ACCEPT THE MINUTES OF THE REGULAR MOORE RISK MANAGEMENT MEETING HELD DECEMBER 18, 2017.
- B) APPROVE PAYMENT OF A WORKERS' COMPENSATION SETTLEMENT IN THE AMOUNT OF \$14,696.50 TO JEFFREY WEATHERS FOR CBR CLAIM NO. 20150000561, AND AUTHORIZE PLACEMENT ON THE PROPERTY TAX ROLL.
- C) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2017-2018 IN THE AMOUNT OF \$192,061.12.

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

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

THE MOORE RISK MANAGEMENT MEETING WAS RECESSED AND THE CITY COUNCIL MEETING RECONVENED WITH MAYOR GLENN LEWIS PRESIDING AT 6:48 P.M.

Agenda Item Number 8 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.

- C) ITEMS FROM THE CITY/TRUST MANAGER.

There were no items from the City Manager.

Agenda Item Number 9 being:

EXECUTIVE SESSION:

- A) DISCUSS POTENTIAL ACQUISITION OF CERTAIN REAL PROPERTY IN THE CITY OF MOORE AND AUTHORIZE STAFF TO PROCEED AS APPROPRIATE AS AUTHORIZED BY 25 OKLA. STAT. § 307(B)(3).
- B) CONVENE TO EXECUTIVE SESSION.

Councilman Hamm moved to convene to executive session, second by Councilman Webb. Motion carried unanimously.

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

The City Council convened into executive session at 6:49 p.m.

- C) RECONVENE FROM EXECUTIVE SESSION

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

The City Council reconvened from executive session at 6:58 p.m.

- D) ACTION.

- A) DISCUSS POTENTIAL ACQUISITION OF CERTAIN REAL PROPERTY IN THE CITY OF MOORE AND AUTHORIZE STAFF TO PROCEED AS APPROPRIATE AS AUTHORIZED BY 25 OKLA. STAT. § 307(B)(3).

Councilwoman Hunt moved to proceed as directed in executive session, second by Councilman Webb. Motion carried unanimously.

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

Agenda Item Number 10 being:

ADJOURNMENT

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

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

The City Council, Moore Public Works Authority, and Moore Risk Management meetings were adjourned at 6:59 p.m.

TRANSCRIBED BY:

RHONDA BAXTER, Executive Assistant

FOR:

ADAM WEBB, MPWA Secretary

These minutes passed and approved as noted this ____ day of _____, 2017.

ATTEST:

LINDA STEWART, City Clerk