

**EDMOND CITY COUNCIL MINUTES**

November 24, 2003

Mayor Sandra G. Naifeh called the regular meeting of the Edmond City Council to order at 5:30 p.m., Monday, November 24, 2003, in the City Council Chambers.

**2. Approval of Minutes.** Motion by Miller, seconded by Page, to approve November 10, 2003, Minutes. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

**3. City Council Presentations:**

- A. Recognition of Joe Lada, recipient of Keep Oklahoma Beautiful Award.
- B. Presentation of Journey Lineman Certificate to Curtis Conley for completion of the Municipal Electric Systems of Oklahoma (MESO) Lineman Apprentice program.
- C. Award presentation to Sharon Mayfield, Administrative Assistant with the Planning and Zoning Department, in recognition of *The Mayor's Fingerprints on the Future Program*.

**4. GENERAL CONSENT ITEMS:** (General Consent Items were voted on collectively except where noted.)

A. **Approval of Administrative Items:**

- 1) Acceptance of City Manager's Financial Report for month ending October 31, 2003.
- 2) Acceptance of City Treasurer's Investment Report for month ending October 31, 2003.
- 3) Approval of electric easements from the following:
  - a) Turner Construction Group, LLC
  - b) Covell Road Properties, LLC

4) Acceptance of public improvements and maintenance bonds for the following:

- a) Ed Lee site
- b) Oak Tree Park Addition

5) Acceptance of sanitary sewer easements from the following:

- a) Tracy Panchal
- b) Karen A. Mahlmeister
- c) Ruthann McGee

6) Acceptance of Final Plat, public improvements and maintenance bonds for Westminister Glen Addition, located on the southwest corner of Westminister and Sorghum Mill Road.

7) Approval of Resolution No. 34-03 and Public Right-of-Way, Utility and Encroachment agreement with the Oklahoma Department of Transportation for the Kelly Parkway improvements, 33<sup>rd</sup> Street to 15<sup>th</sup> Street.

8) Approval of Resolution No. 35-03 and Public Right-of-Way, Utility and Encroachment Agreement with the Oklahoma Department of Transportation for the Covell Widening Project, Thomas Drive to Broadway.

9) Approval of renewal of annual lease agreement with the Oklahoma Department of Public Safety, a State agency, for office space located within the Downtown Community Center.

10) Approval of agreement with The Edmond Land Conservancy, Inc., for FY 2003/2004 in the amount of \$10,000.

11) Approval of supplemental appropriations for Local Law Enforcement Block Grant Fund - \$14,942

12) Approval of supplemental appropriations from the 2000 Capital Improvement Tax Fund and approval of agreement with Clowers Engineering for engineering design services for the design of Kelly Parkway improvements, Coffee Creek to Waterloo Road - \$170,700

13) **Approval of supplemental appropriations for the Community Image Department for the conceptual design of a plaza and fountain area located north of 2<sup>nd</sup> Street, south of Main Street, east of the Chamber of Commerce building, and west of Fire Station No. 1 - \$5,000**

Councilmember Page stated a loosely formed Committee had been studying this issue and wanted the approved design to be a focal point along 2<sup>nd</sup> Street. He stated the money would be used to hire an architect to develop a conceptual design of a plaza and fountain area on 2<sup>nd</sup> Street as part of the downtown streetscape program. He noted the Committee would have fund raising events in partnership with the Chamber of Commerce, University of Central Oklahoma and various other City businesses. Councilmember Page stated the funding for construction of the project would be requested out of next year's budget.

Councilmember Sanford stated she was concerned about approving a project that requires City funding without a firm presentation regarding the project.

Mayor Naifeh stated she considered a project of this type a beautification project and would support it on that premise as well as receiving commitments from other partners to assist with paying for the project. She requested that the Park Department be included in the Committee meetings. Mayor Naifeh noted that she supported the project with the understanding that the project may not be a priority during the budgeting process in FY 2004/05.

Carl Hancuff, past Chairman of the Green City Task Force and a Board member of the Edmond Land Conservancy, addressed Council in support.

Motion by Page, seconded by Lamb, to approve General Consent Item 4.A.(13). **Motion was denied** as follows:

AYES: Mayor Naifeh and Councilmember Page  
NAYS: Councilmembers Sanford, Lamb and Miller

14) **Approval of a grant from the State Department of Commerce for the Street Department LED Light Replacement project and supplemental appropriations - \$50,000**

15) **Approval of supplemental appropriations and Change Order No. 1 with M.L. Young Construction for the Coffee Creek Channel restoration near the Steeplechase Addition in the amount of \$10,938.92.**

Motion by Lamb, seconded by Miller, to approve General Consent Items 4.A.(1-12,14-15). **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

**B. Approval of Purchases:**

1) **Award of bid for a hazardous duty robot system for the Police Department.** Purchasing Manager recommended accepting bid from Remotec Company in the amount of \$150,809.

2) **Approval of agreement with FDW Associates, Inc. for architectural services at Fire Stations in the amount of \$20,500.**

3) **Award of bid for rehabilitation of residential structure located at 9 W. Colcord Avenue as part of the Community Development Block Grant (CDBG) program.** The Citizens Participation Committee recommended accepting bid from Sine Construction, Inc., in the amount of \$27,065.

4) **Approval of agreement with TAParchitecture to provide design services for the Phase I Streetscape Pedestrian Linkage project in the amount of \$131,580.**

5) **Approval of Change Order No. 4 with W.C. Doan Construction Company for the Downtown Community Center Phase 3 renovation project for no change in the amount of the contract.**

Motion by Miller, seconded by Sanford, to approve General Consent Items 4.B.(1-5). **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

Motion by Miller, seconded by Lamb, to recess the City Council meeting in order to convene the Edmond Public Works Authority meeting. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

**8. PLANNING CONSENT ITEMS:**

- A. **Consideration of Final Plat of Georgetowne Addition, located at E. 33<sup>rd</sup> Street on the south side of 33<sup>rd</sup> Street between Whispering Heights Addition and smiling Hills Addition (Jim Case Homes, Inc., applicant) Case No. PR030009.** The site contains 10 acres and will have 41 single family lots and one common area.

Motion by Lamb, seconded by Sanford, to approve Planning Consent Item 8.A. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford and Lamb  
NAYS: Councilmember Miller

- B. **Public Hearing and Consideration of Site Plan approval for an office business, located on the east side of Fretz, one-fourth mile north of 15<sup>th</sup> Street (Prestige Custom Homes, applicant) Case No. PR030034.**
- C. **Public Hearing and Consideration of Site Plan approval for Villages at Clegern Park Multi-Family development, located on the east side of Rankin, one-eighth mile south of 2<sup>nd</sup> Street (Blair Remy Corporation, applicant) Case No. SP030032.** The site will contain seven apartments in four buildings in a townhouse type unit and will be sold as condominiums. All the land will be held in common with each owner having an interest in the surrounding property. The four units facing Rankin will have garages at the back of the units and the three separate units will have a single car garage plus one additional space. Each unit will contain two parking spaces per dwelling with four additional spaces along Rankin and three on the interior of the project.

Dale Garrett, representing Blair Remy Corp., addressed Council and stated security lights will be provided but will be on the side of the buildings rather than poles. He also agreed to share the cost of replacing the existing fence when it is replaced in the future.

Michael McKuen, professor at the University of Central Oklahoma, addressed Council and stated most of his concerns had been resolved but he felt parking would remain a problem for area homeowners when the condominium/apartment dwellers have guests. He also felt the on-street diagonal parking on Rankin would create a traffic hazard. Also of concern to him was the existing stockade fence. He requested a cost sharing agreement for the future replacement of the fence. Mr. McKuen requested this item be continued until the parking problems can be resolved. Robert Vost, 501 Park Place, also addressed Council in opposition due to increased traffic in the area.

Steve Manek, City Engineer, addressed Council and stated that the City has a proposed traffic calming project from 9<sup>th</sup> Street to 5<sup>th</sup> Street on Rankin. He noted the on-street as well as diagonal parking will work similar to the traffic calming project as it could tend to slow traffic down.

Motion by Miller, seconded by Page, to approve Planning Consent Item 8.C. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

- D. **Consideration of Final Plat of Vista Point, located on the southwest corner of 2<sup>nd</sup> Street and Vista Lane (Vista Point, Inc., applicant) Case No. PR030038.**
  
- E. **Public Hearing and Consideration of Preliminary Plat for Kimberly Crossing, located east of the Oak Brook Addition, south of Park Lane and west of Dooley Farm Lane (Bryan Coon, representing Kimberly Crossing, applicant) Case No. PR030037.** The site contains 68.94 acres and will consist of 202 single family lots. Planning Commission recommended a 20 foot access for possible connection to the Service Blake Soccer Complex, an emergency access only into Castle Rock Drive in the Oak Brook Addition and the addition of a public trails easement along the east side of the addition. A traffic light will be installed at the intersection of Hartford and Dooley Farms Lane on Edmond Road when the residential portion of Dooley Farms is complete. A large floodplain area is on the east side of the site and two oil wells and existing tank batteries are on the northern end of the property.

Brian Coon, Coon Engineering, addressed Council and stated first phase of the project will contain approximately 90 lots. He stated before the Final Plat is filed they will submit their construction plans to the City Engineer. Mr. Coon also stated before the 50<sup>th</sup> building permit is applied for they will begin construction of the traffic light and before the 50<sup>th</sup> occupancy permit is issued they will have the traffic light completed. He stated he felt it was important to have a connection to Castle Rock Drive and he stated they would install an emergency gate at that location. He suggested a cul de sac be installed on the street that would connect to Castle Rock Drive to prohibit using it as a through street into the Oak Brook Addition.

Barry Rice, representing some of the residents of the Oak Brook Addition, addressed Council and stated his clients would not be opposed if the plat is amended as described by Mr. Coon. He stated they were opposed to a street connection into their addition and support an emergency crash gate connecting to Castle Rock Drive. He also requested that the street easement connecting to Castle Rock be 20 feet wide which is still adequate for emergency vehicles to access.

Councilmembers Lamb and Miller stated they felt that only one entrance was not adequate for 202 single family homes but understood that the situation was unique.

General discussion was held regarding the access into the Service Blake Soccer Complex but Bob Schiermeyer, City Planner, noted the entrance was for emergencies only and was not a through street access to Danforth.

Mr. Coon stated he would prefer the street easement into Castle Rock Drive be a 26 foot wide fully paved street. He stated he would also prefer to install an emergency crash gate into the Soccer Complex. He stated he would put as many emergency entrances into the addition as possible.

Motion by Miller, seconded by Sanford, to approve Planning Consent Item 8.E. subject to installation of emergency crash gates on Castle Rock Drive, providing an alley access easement to the Service Blake Soccer Complex and installation of a cul de sac on the street that would connect into Castle Rock Drive. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,

Sanford, Lamb and Miller  
NAYS: None

- F. Public Hearing and Consideration of Site Plan approval for an addition to an existing building, located at 1208 N. Chowning (Ken Moore, representing AVL Systems Design, applicant) Case No. SP030035 (Continued to December 8, 2003, at the request of the applicant).
- G. Public Hearing and Consideration of Preliminary Plat for Tuscan Park, located west of Sooner Road, one-half mile south of Danforth Road (Chet Leonhardt, applicant) Case No. PR030036.
- H. Consideration of Final Plat of Hidden Lake Addition, located north of Danforth Road, 666 feet west of Midwest Boulevard (David Yost, representing Future Investments, applicant) Case No. PR030017.
- I. Consideration of Final Plat of Ash Grove at Coffee Creek, located one-fourth mile north of Covell Road, one-fourth mile east of Kelly (Turner and Company, applicant) case No. PR030040.
- J. Consideration of Final Plat of Danforth Village, located on the north side of Danforth, west of Pebble Creek (Walter Morris and Son, applicant) Case No. PR030033.

Motion by Lamb, seconded by Sanford, to approve Planning Consent Items 8.B., D., G. through J. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

- 9. Public Hearing and Consideration of Ordinance amending Edmond Plan III from Single Family Dwelling District to Suburban Office District usage, located one-fourth mile west of Kelly, south of the Women's Renaissance Center (Terry McGuire, applicant) Case No. Z030043. Mayor Naifeh stated the applicant requested this item be continued to December 22, 2003.
- 10. Public Hearing and Consideration of Ordinance rezoning from "A" Single Family Dwelling District to "D-O" Suburban Office District, located one-fourth mile west of Kelly, south of the Women's Renaissance Center (Terry McGuire, applicant) Case No.

**Z030041.** This is a companion to the above item and was also continued to December 22, 2003, at the request of the applicant.

**11. Public Hearing and Consideration of Ordinance amending Edmond Plan III from Light Industrial District to Single Family Dwelling District usage, located on the north side of 33<sup>rd</sup> Street, 450 feet east of Bristol Park Addition (Terry McGuire, applicant) Case No. Z030044.** Mayor Naifeh stated the applicant requested this item be continued to December 22, 2003.

**12. Public Hearing and Consideration of Ordinance rezoning from "F-1" Light Industrial District to "A" Single Family Dwelling District, located on the north side of 33<sup>rd</sup> Street, 450 feet east of Bristol Park Addition (Terry McGuire, applicant) Case No. Z030042.** This is a companion to the above item and was also continued to December 22, 2003, at the request of the applicant.

Motion by Miller, seconded by Page, to continue Items 9 through 12 to December 22, 2003, as requested by the applicant. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

**13. Public Hearing and Consideration of a five-year extension of the Planned Unit Development zoning and design Statement for Henderson Hills Baptist Church property, located on the northeast corner of I-35 and 15<sup>th</sup> Street (Henderson Hills Baptist Church, applicant) Case No. U020002 (Continued to May 24, 2004, at the request of the applicant).**

**14. Executive Session to discuss the following pending claim (Executive Session authorized pursuant to 25. Okla. Stat. Section 307(B)(4):**

Dodd vs. City of Edmond

Motion by Miller, seconded by Lamb, to meet in Executive Session to discuss the above item. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

Mayor and Councilmembers recessed to the City Council Conference Room at 6:50 p.m. and returned to the City Council Chambers at

6:52 p.m.

Motion by Lamb, seconded by Page, to adjourn Executive Session.  
**Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

**15. Consideration of action regarding the above pending claim.**

Motion by Lamb, seconded by Miller, to authorize City Attorney to proceed with settlement negotiations. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

**16. NEW BUSINESS:**

Councilmember Sanford commended Edmond Memorial Hospital for their new landscaping.

Mayor Naifeh announced that the Thanksgiving Community Dinner would be provided at the First United Methodist Church on Thursday beginning at 11:00 am.

**17. Motion by Lamb, seconded by Sanford, to adjourn meeting.**  
**Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page,  
Sanford, Lamb and Miller  
NAYS: None

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City Clerk

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Mayor