

EDMOND CITY COUNCIL MINUTES

December 8, 2003

Mayor Saundra G. Naifeh called the regular meeting of the Edmond City Council to order at 5:30 p.m., Monday, December 8, 2003, in the City Council Chambers.

2. Approval of Minutes. Motion by Miller, seconded by Page, to approve November 24, 2003, Minutes. **Motion carried** as follows:

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

3. City Council Presentations:

A. **Presentation of proclamation to the Edmond Santa Fe High School's quest for the 6A State Football Championship.**

B. **City Manager's monthly progress report.** Larry Stevens outlined three street projects as well as several other projects. Mr. Stevens stated the Cross Timbers Municipal Complex is scheduled for completion in July, 2005, and the low bid of \$19.59 million is within budget. Construction has begun on the Senior Center located at Mitch Park and is on schedule for the estimated completion date of December, 2004. The total cost will be \$5.6 million. Discussion is ongoing with the YMCA regarding their interest of constructing a multi-purpose activity center adjacent to the Senior Center. Mr. Stevens also discussed the 2nd Street Booster Pump Station, renovation of the Downtown Community Center and the Administration Building, trolleys and bus shelters and the sidewalk repair/replacement program. Mr. Stevens noted that the Police training center classroom facility is now finished and an open house will be held sometime next spring.

4. Appointment to Boards and Commissions:

A. **Appointment to the Convention and Tourism Advisory Board.** Councilmember Page nominated Robert Lewter to fulfill the unexpired term of Cande Lewter for a term expiring October 10, 2004.

Motion by Lamb, seconded by Page, to approve Item 4.A.
Motion carried as follows:

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

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

A. Approval of Administrative Items:

- 1) Acceptance of construction permits from the Oklahoma Department of Environmental Quality to serve the Lakes at Bridgewater.
- 2) Acceptance of public improvements and maintenance bonds for street patch repair for the Lakes at Bridgewater.
- 3) Approval of supplemental appropriations from the Parks Tax Fund for expansion of the KickingBird Tennis Center Pro Shop - \$25,000
- 4) Approval of transfer of appropriations from the 2000 Capital Improvements Sales Tax Fund to the Fleet Management Fund for the purchase of Fire Engine No. 5 - \$270,000
- 5) Public Hearing and Consideration of Amendment No. 1 to the FY 2003 Consolidated One-Year Action Plan as part of the Community Development Block Grant (CDBG) program in the amount of \$10,000.

B. Approval of Purchases:

- 1) Award of bid for the Cross Timbers Municipal Complex and approval of Resolution No. 36-03 appointing Purchasing Agent. Purchasing Manager recommended accepting bid from Timberlake Construction in the amount of \$19,591,850.
- 2) Approval to reject bids received for the Service Blake Soccer field lighting project for the Parks and Recreation Department.
- 3) Approval of agreement with Triad Design Group for

design services for an expansion and renovation of the KickingBird Tennis Center Pro Shop in the amount of \$9,849.75.

4) Approval of Change Order No. 1 with Frenco Construction for rehabilitation of residential structure located at 628 Willow Ridge Place as part of the Community Development Block Grant (CDBG) program in the amount of \$334.

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

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

Motion by Miller, seconded by Page, 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. **Public Hearing and Consideration of commercial Site Plan approval for 16 office buildings, located on the north side of 33rd Street, one-half mile west of Kelly (Danforth Development/Bristol Office Park, applicant) Case No. SP030038.** The buildings will be an average of 3,168 square feet with brick veneer and pitch roofs. The parking is shared among all the buildings and the developer will install landscaping for the entire project as well as additional landscaping around each building. The development will contain 190 parking spaces which is 20 more than required.

Ernest Isch, engineer representing the applicant, addressed Council and stated the project will contain 20% landscaping and the design will be uniform. He stated the additional 20 parking spaces is requested because the developer is planning to sell each individual office building and at this time it is not known if a doctor or dentist will purchase one of the buildings. He noted that a doctor or dental office will require more parking spaces than a non-medical office will.

Mayor Naifeh stated she would prefer that parking be discussed during review of the plat rather than waiting until the Site Plan review process.

Bob Schiermeyer, City Planner, addressed Council and stated that it would be technically possible to discuss parking at the platting stage but often the developer does not have a clear plan of how the project will develop at the time of the plat review.

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

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

- B. Public Hearing and Consideration of Ordinance No 2820 rezoning from "G-A" General Agricultural District to "R-2" Urban Estate Dwelling District, located west of Westminister, south of Coffee Creek Road (Monty Courtney, applicant) Case No. Z030045.
- C. Public Hearing and Consideration of Final Plat of Quo Vadis Addition, located south of Sorghum Mill Road between Post Road and Westminister (Westminister Development, LLC, applicant) Case No. PR030032.
- D. Public Hearing and Consideration of commercial Site Plan approval for a parking lot, paving, landscaping and drainage on property generally located on the east side of Kelly, one-eighth mile north of 15th Street (Cox Communications, applicant) Case No. SP030036.
- E. Consideration of Final Plat for Oak Tree Park, located west of Kelly, one-half mile north of Coffee Creek Road (Oak Tree Park Development, applicant) Case No. PR030041.

Motion by Lamb, seconded by Miller, to approve Planning Consent Items 8.B. through 8.E.. **Motion carried** as follows:

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

- 9. Public Hearing and Consideration of Ordinance No. 2821 amending Edmond Plan III from General Agricultural District to Urban Estate Dwelling usage, located east of Westminister Road, one-fourth mile south of Coffee Creek Road (John Coleman, applicant) Case No. Z030046. The site contains 40 acres and

will be a private street development with 23 residential lots. Each lot will contain 1.3 acres. The Edmond Plan III uses Westminister as a boundary between agricultural and the large lot residential to the west of Westminister.

Mayor Naifeh stated there are no paved streets in this part of Edmond and she questioned if now is the right time to approve a plan amendment and rezoning.

Barry Rice, attorney representing the applicant, addressed Council and stated the zoning is an arbitrary line and there is no difference in the area which would prohibit the plan amendment and zoning change. He stated that Oklahoma State Statutes, Title 11, allows general agricultural districts to develop as two acre residential lots without Council approval. Mr. Rice stated that there are only three miles of unpaved streets in east Edmond and since all that area is in the Edmond school district he felt it would began to develop at a more rapid pace.

Steve Manek, City Engineer, addressed Council and stated the applicant has submitted the drainage plans which are in compliance with City requirements.

Councilmember Miller stated he felt there was no reason for this land to remain general agricultural since it is not being used for agricultural purposes.

Alan Ashford, area resident, addressed Council and asked if the City had any plans to pave some of the streets which remain unpaved in this part of the City.

Mr. Manek stated Oklahoma County has a schedule for paving streets each year and those streets will probably eventually be paved.

Councilmember Lamb stated the horizontal sign supports for the large Public Notice signs announcing the proposed projects is in need of repair. He noted the signs did not hold up under windy conditions and should be reinforced.

Motion by Lamb, seconded by Sanford, to approve Ordinance No. 2821 as read by title by City Planner. **Motion carried** as follows:

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

NAYS: None

Motion by Lamb, seconded by Miller, to attach Emergency Clause to Ordinance No. 2821. **Motion carried** as follows and Ordinance No 2821 is in effect immediately:

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

NAYS: None

10. Public Hearing and Consideration of Ordinance No. 2822 rezoning from "G-A" General Agricultural District to "R-2" Urban Estate Dwelling District, located east of Westminister Road, one-fourth mile south of Coffee Creek Road (John Coleman, applicant) Case No. Z030040. This is a companion to the above item and was discussed at that time.

Motion by Miller, seconded by Sanford, to approve Ordinance No. 2822 as read by title by City Planner. **Motion carried** as follows:

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

NAYS: None

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

Hopkins vs. City of Edmond

Motion by Lamb, seconded by Miller, 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 6:25 p.m. and returned to the City Council Chambers at 6:30 p.m.

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

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

NAYS: None

12. Consideration of action regarding the above pending claim.

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

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

13. NEW BUSINESS:

Mayor Naifeh stated she had given each Councilmember a copy of the list of items that will be discussed during the next Legislative Session and requested their input of any additions they would like her to discuss with legislators.

Councilmember Page thanked Edmond Electric for the flashlights given out during the parade of lights on December 4th.

14. Motion by Miller, seconded by Lamb, to adjourn meeting. **Motion carried** as follows:

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

City Clerk

Mayor