

EDMOND CITY COUNCIL MINUTES

December 9, 2002

Mayor Sandra G. Naifeh called the regular meeting of the Edmond City Council to order at 5:30 p.m., Monday, December 9, 2002, in the City Council Chambers.

2. Approval of Minutes. Motion by Miller, seconded by Knox, to approve November 25, 2002, Minutes. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Rice,
Knox, Lamb and Miller
NAYS: None

3. City Council Presentations:

- A. **Presentation of 2002 Oklahoma State Award for Excellence to the Pelican Bay Aquatic Center.**
- B. **Presentation of Oklahoma Chapter of the American Society of Landscape Architects Honor Award for Design for the Edmond Trails Master Plan.**
- C. **Presentation of recognition by the Oklahoma Water and Pollution Control Association 2002 Awards to Steven Payne, Dan Palmer and the City of Edmond's Water Well Division.**

4. Appointments to Boards and Commissions:

- A. **Appointment to the Public Works Committee.** Mayor Naifeh nominated Kenny Thomas to serve a term expiring May 28, 2003.
- B. **Appointment to the Edmond Historical Preservation Trust.** Councilmember Miller nominated John Osborne for re-appointment to serve a term expiring January 1, 2005.

Motion by Rice, seconded by Miller, to approve Items 4.A. and 4.B. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Rice,
Knox, 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) Approval of Pelican Bay Aquatic Center 2003 fees and hours of operation.
- 2) Acceptance of utility easements on two parcels for construction of a sanitary sewer line to serve the Oklahoma City Clinic property, located on the east side of Bryant, just south of Kickingbird Drive.
- 3) Acceptance of public improvements and maintenance bonds for the following:
 - a) Edmond Solid Waste Transfer Station
 - b) UCO on Washington Street
 - c) Bristol Industrial Park
 - d) Edmond Exchange Shopping Center
 - e) First Christian Church
 - f) Pier 1/Golf USA
 - g) Homestead Commercial
 - h) The Preserves at Pine Creek
- 4) Acceptance of construction permits from the Oklahoma Department of Environmental Quality for the following:
 - a) Cheyenne Crossing 2nd Addition
 - b) The Ranch, Section I Addition
 - c) Carriage Park I Addition
 - d) Hunter's Creek III Addition
 - e) Don Chesser Custom Homes (2)
 - f) Hauser Station commercial development
- 5) Approval of transfer appropriations -
Administrative Services - \$4,000
- 6) Approval of supplemental appropriations -
Administrative Support Services fund \$64,915.81 and
General Fund \$6,201.05.
- 7) Approval of Election Proclamation and Resolution No. 51-02 calling for municipal elections to be held in the City of Edmond, Oklahoma County, State of

Oklahoma, on March 4, 2003, and April 1, 2003, to elect the Mayor and Council members representing Ward One and Ward Two.

B. Approval of Purchases:

1) Approval of amendment to contract with Triad Design Group for the Covell Parkway Project in the amount of \$133,000.

2) Award of bid for rehabilitation of residential structure located at 607 Sunset Drive as part of the Community Development Block Grant (CDBG) program. The Citizens Participation Committee recommended accepting bid from L.G. Construction Co., Inc. in the amount of \$29,934.

Motion by Lamb, seconded by Knox, to approve General Consent Items 5.A.(1-7) and 5.B.(1-2). **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Rice,
Knox, 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 Rice,
Knox, Lamb and Miller
NAYS: None

9. **PLANNING CONSENT ITEMS:**

A. **Public Hearing and Consideration of Special Use Permit to include Site Plan for an Auto Spa car wash, located on the northwest corner of Danforth and Kelly (Brent Niles, applicant) Case No. U020006.** The applicant amended the site plan to provide an additional 20 foot of right-of-way on Kelly. The application meets all landscaping requirements and exceeds parking requirements.

Councilmember Knox stated he was opposed to this type project on a corner of a major intersection. He noted that past policy has been not to allow garage type doors facing major streets.

Councilmember Miller stated he felt the site had too many parking spaces and not enough green space. He requested the applicant eliminate some of the parking spaces.

Glenn Smith, Smith Roberts & Associates, addressed Council representing the applicant. Mr. Smith stated the applicant will eliminate three parking spaces which will bring the number of parking spaces to 25 in compliance with City ordinances.

Councilmember Rice requested additional landscaping and the installation of berms to shield the car wash bays from view of Danforth.

Motion by Lamb, seconded by Miller, to approve Planning Consent Item 9.A. subject to elimination of three parking spaces, additional landscaping and berms. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Rice, Lamb and Miller

NAYS: Councilmember Knox

- B. **Public Hearing and Consideration of Ordinance No. 2741 rezoning from "G-A" General Agricultural District to "R-1" Rural Estate Dwelling District, located north of Covell Road, east side of Midwest Boulevard (Shakir Mahmood, applicant) Case No. Z020105.**
- C. **Public Hearing and Consideration of Site Plan approval on property located south of 15th Street, north of 18th Street, east of Kelly (Dr. Craig Carson/Arthritis Center, applicant) Case No. SP020040.**
- D. **Consideration of Final Plat of Tuscany Section I, located east of Vista Lane, one-half mile south of East 2nd Street with the requirement to connect to the water line in Chimney Hill to provide looping (Tom Vorderlandwehr, applicant) Case No. PR020034.**

Motion by Knox, seconded by Rice, to approve Planning Consent Item 9.D. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Rice, Knox, Lamb and Miller

NAYS: None

- E. **Public Hearing and Consideration of Site Plan approval on property located at Mitch Park for the Edmond Senior Center, Recreation and Parks Administration Offices, located one-eighth mile north of Covell Road, one-half mile west of Kelly (City of Edmond, applicant) Case No. SP020032.**

Mayor Naifeh stated Items 9.F. through 9.EE. would be discussed at one time.

The entire project will contain 119 acres and will consist of mostly residential with office planned along Boulevard. Sanitary sewer would need to be extended from the south in Oklahoma City to serve the entire project. The PUD will contain a variety of single family and multi-family housing styles. A traffic study will be completed prior to submittal of the Preliminary Plat. A creek runs through a substantial part of the property and will be used for detention for the entire project. A collector street system is planned with two connections on Boulevard.

Councilmember Knox stated he has been consistent in his opposition to approving additional multi-family developments and that he felt there was already too much multi-family at this location. He stated he was opposed to removing such a large portion of commercial property out of circulation. He also stated he felt the development needed access to Broadway.

Councilmember Lamb stated his concern that the street stubbed out on the east side of Edmond Crossing Shopping Center connecting to 33rd Street be utilized by this project and integrated into the internal street system and that the issue would be considered when platting occurred.

Derek Turner addressed Council and stated they looked for uses which would meet the existing development. He stated due to the extensive creek which runs through the property, commercial development is not possible for the back of the site. Mr. Turner stated he was opposed to connecting to Broadway or Wynn Drive and that they would use Wynn Drive only for an emergency access. He noted that another connection to Wynn Drive would add to the existing traffic congestion for this intersection. Mr. Turner stated he would prefer to wait until the traffic study is completed to determine if a connection to Wynn Drive is necessary.

- F. Public Hearing and Consideration of Ordinance No. 2742 amending Edmond Plan III from General Commercial to Multi-Family and Suburban Office Planned Unit Development (PUD) usage on Parcel No. 1, located west of Boulevard, one-half mile south of 33rd Street (Villages of Stonebridge, Parcel No. 1, applicant) Case No. Z020092. The site contains 6.15 acres and is a less intense use than projected on the Edmond Plan III.
- G. Public Hearing and Consideration of Ordinance No. 2743 rezoning from "E-1" General Commercial District to "C-3" Multi-Family and "D-O" Suburban Office Planned Unit Development (PUD) on Parcel No. 1, located west of Boulevard, one-half mile south of 33rd Street (Villages of Stonebridge, Parcel No. 1, applicant) Case No. Z020079. This is a companion to the above item.
- H. Public Hearing and Consideration of Ordinance No. 2744 amending Edmond Plan III from General Commercial to Suburban Office Planned Unit Development (PUD) usage on Parcel No. 2, located west of Boulevard, 1,847 feet south of 33rd Street (Villages of Stonebridge, Parcel No. 2, applicant) Case No. Z020093. This parcel contains 5.03 acres and contains 487 foot of frontage along Boulevard and will be located just south of the second street connection on Boulevard.
- I. Public Hearing and Consideration of Ordinance No. 2745 rezoning from "A" Single Family Dwelling District to "D-O" Suburban Office Planned Unit Development (PUD) on Parcel No. 2, located west of Boulevard, 1,847 feet south of 33rd Street (Villages of Stonebridge, Parcel No. 2, applicant) Case No. Z020080. This is a companion to the above item.
- J. Public Hearing and Consideration of Ordinance No. 2746 amending Edmond Plan III from General Commercial to High Density Residential Planned Unit Development (PUD) usage on Parcel No. 3, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 3, applicant) Case No. Z020094. This site contains 12.39 acres and would allow a maximum of 198 apartment units. The application is for a less intense use than projected on the Edmond Plan III.
- K. Public Hearing and Consideration of Ordinance No. 2747 rezoning from "A" Single Family Dwelling District to "C-3" High Density Residential Planned Unit Development (PUD) on

Parcel No. 3, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 3, applicant) Case No. Z020081. This is a companion to the above item.

- L. Public Hearing and Consideration of Ordinance No. 2748 amending Edmond Plan III from General Commercial to High Density Residential Planned Unit Development (PUD) usage on Parcel No. 4, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 4, applicant) Case No. Z020095. This parcel contains 14.17 acres and could allow a maximum of 226 apartment units. The existing pond is located to the east and would remain part of the greenbelt open space for the entire PUD. Utilities would have to be extended linking Boulevard to Wynn Drive for the development of this tract.
- M. Public Hearing and Consideration of Ordinance No. 2749 rezoning from "A" Single Family Dwelling District to "C-3" High Density Residential Planned Unit Development (PUD) on Parcel No. 4, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 4, applicant) Case No. Z020082. This is a companion to the above item.
- N. Public Hearing and Consideration of Ordinance No. 2750 amending Edmond Plan III from General Commercial to Single Family Dwelling District Planned Unit Development (PUD) usage on Parcel No. 5, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 5, applicant) Case No. Z020096. This tract contains 20.28 acres and could be developed with 80 single family homes. The applicant prefers to wait until the plat is submitted before evaluating any street connection to this parcel.
- O. Public Hearing and Consideration of Ordinance No. 2751 rezoning from "A" Single Family Dwelling District to "A" Single Family Dwelling Planned Unit Development (PUD) on Parcel No. 5, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 5, applicant) Case No. Z020083. This is a companion to the above item.
- P. Public Hearing and Consideration of Ordinance No. 2752 amending Edmond Plan III from General Commercial to Single Family Dwelling District Planned Unit Development (PUD)

usage on Parcel No. 6, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 6, applicant) Case No. Z020097. This tract contains 16.47 acres and would allow 41 single family homes. The water lines will need to be looped into existing locations at Wynn Drive and east of the Edmond Crossing Shopping Center.

- Q. Public Hearing and Consideration of Ordinance No. 2753 rezoning from "A" Single Family Dwelling District to "A" Single Family Dwelling Planned Unit Development (PUD) on Parcel No. 6, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 6, applicant) Case No. Z020084. This is a companion to the above item.
- R. Public Hearing and Consideration of Ordinance No. 2754 amending Edmond Plan III from General Commercial to Single Family Dwelling District Planned Unit Development (PUD) usage on Parcel No. 7, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 7, applicant) Case No. Z020098. This parcel contains 2.43 acres which would allow 12 single family units with a greenbelt area located to the east. The sanitary sewer will need to be extended from Oklahoma City to the south.
- S. Public Hearing and Consideration of Ordinance No. 2755 rezoning from "A" Single Family Dwelling District to "A" Single Family Dwelling Planned Unit Development (PUD) on Parcel No. 7, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 7, applicant) Case No. Z020085. This is a companion to the above item.
- T. Public Hearing and Consideration of Ordinance No. 2756 amending Edmond Plan III from General Commercial to Single Family Dwelling District Planned Unit Development (PUD) usage on Parcel No. 8, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 8, applicant) Case No. Z020099. This tract contains 4 acres and would be suitable for 20 dwelling units. The parcel is located in the center of the project, east of the main collector street and west of the creek area.
- U. Public Hearing and Consideration of Ordinance No. 2757

rezoning from "A" Single Family Dwelling District to "A" Single Family Dwelling Planned Unit Development (PUD) on Parcel No. 8, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 8, applicant) Case No. Z020086. This is a companion to the above item.

- V. Public Hearing and Consideration of Ordinance No. 2758 amending Edmond Plan III from General Commercial to Single Family Dwelling District Planned Unit Development (PUD) usage on Parcel No. 9, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 9, applicant) Case No. Z020100. This parcel contains 13.48 acres and would allow 35 single family homes. It is important for this parcel to extend water and sewer to the far property lines because additional water and sewer lines are needed for Leavitt's North Park Addition.
- W. Public Hearing and Consideration of Ordinance No. 2759 rezoning from "E-1" General Commercial District to "A" Single Family Dwelling Planned Unit Development (PUD) on Parcel No. 9, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 9, applicant) Case No. Z020087. This is a companion to the above item.
- X. Public Hearing and Consideration of Ordinance No. 2760 amending Edmond Plan III from General Commercial to Suburban Office Planned Unit Development (PUD) usage on Parcel No. 10, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 10, applicant) Case No. Z020101. This property contains 2.18 acres and will be developed for office use.
- Y. Public Hearing and Consideration of Ordinance No. 2761 rezoning from "A" Single Family Dwelling District to "D-O" Suburban Office Planned Unit Development (PUD) on Parcel No. 10, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 10, applicant) Case No. Z020088. This is a companion to the above item.
- Z. Public Hearing and Consideration of Ordinance No. 2762 amending Edmond Plan III from General Commercial to High Density Residential Planned Unit Development (PUD) usage on Parcel No. 11, located west of Boulevard, south of the

Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 11, applicant) Case No. Z020102. This parcel contains 1.57 acres and will allow 25 dwelling units. This tract is located west of the greenbelt and has 100 foot of frontage along the proposed collector street.

- AA. **Public Hearing and Consideration of Ordinance No. 2763 rezoning from "A" Single Family Dwelling District to "C-3" High Density Residential Planned Unit Development (PUD) on Parcel No. 11, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Parcel No. 11, applicant) Case No. Z020089.** This is a companion to the above item.
- BB. **Public Hearing and Consideration of Ordinance No. 2764 amending Edmond Plan III from General Commercial to Single Family Dwelling Planned Unit Development (PUD) usage on Greenbelt Area A, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Greenbelt Area A, applicant) Case No. Z020103.** This greenbelt area contains 21.75 acres and extends through the center of the project.
- CC. **Public Hearing and Consideration of Ordinance No. 2765 rezoning from "A" Single Family Dwelling District to "A" Single Family Dwelling Planned Unit Development (PUD) on Greenbelt Area A, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Greenbelt Area A, applicant) Case No. Z020090.** This is a companion to the above item.
- DD. **Public Hearing and Consideration of Ordinance No. 2766 amending Edmond Plan III from General Commercial to Single Family Dwelling Planned Unit Development (PUD) usage on Greenbelt Area B, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Greenbelt Area B, applicant) Case No. Z020104.** This greenbelt contains 19.3046 acres.
- EE. **Public Hearing and Consideration of Ordinance No. 2767 rezoning from "E-1" General Commercial District to "A" Single Family Dwelling Planned Unit Development (PUD) on Greenbelt Area B, located west of Boulevard, south of the Edmond Crossing Shopping Center (Villages of Stonebridge, Greenbelt Area B, applicant) Case No. Z020091.** This is a companion to the above item.

Motion by Rice, seconded by Lamb, to approve Ordinance Nos. 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764 and 2766 as read by title by City Planner.

Motion carried as follows:

AYES: Mayor Naifeh, Councilmembers Rice, Lamb and Miller

NAYS: Councilmember Knox

Motion by Rice, seconded by Miller, to attach Emergency Clause to Ordinance Nos. 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764 and 2766. **Motion carried** as follows and Ordinance Nos. 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764 and 2766 are in effect immediately:

AYES: Mayor Naifeh, Councilmembers Rice, Knox, Lamb and Miller

NAYS: None

Motion by Rice, seconded by Lamb, to approve Ordinance Nos. 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765 and 2767 as read by title by City Planner.

Motion carried as follows:

AYES: Mayor Naifeh, Councilmembers Rice, Lamb and Miller

NAYS: Councilmember Knox

FF. **Public Hearing and Consideration of adopting the Geographic Information Systems (GIS) Zoning Districts Map and request for the City of Edmond to initiate rezoning on the southwest corner of Danforth and Kelly to correct a 1995 legal description for the subject property.**

GG. **Public Hearing and Consideration of Ordinance closing a portion of an easement at 1009 Capitol Drive, Bradford Park, located south of Danforth Road, west of Fretz (Arnett Brothers Properties, LLC, applicant)** The applicant requested this item be continued to December 19, 2002.

Motion by Knox, seconded by Lamb, to approve Planning Consent Items 9.B., 9.C., 9.E., 9.FF. and continue 9.GG.

Motion carried as follows:

AYES: Mayor Naifeh, Councilmembers Rice, Knox, Lamb and Miller

NAYS: None

10. Public Hearing and Consideration of Ordinance amending Edmond Plan III from Suburban Office to Suburban Office Planned Unit Development (PUD), located on the northwest corner of Locust Lane and Bryant Avenue (Terry Kerr, applicant) Case No. Z020064. The tract contains 1.93 acres and would be divided into seven building sites which could be individually owned with a common parking area and detention. A portion of the parking area would be covered. The application has been amended since the Planning Commission's denial. The amended application will provide an additional 20 feet of set back from the street centerline with that area landscaped with trees. The applicant is requesting a variance from the 100 foot set back to allow for a 70 foot set back on Bryant.

Randel Shadid, attorney representing Contempra Holdings, addressed Council and stated this is a new owner who has not been involved in past applications on this tract of land. He stated the application contains 20% landscaping rather than the 10% required by City ordinances. The additional 10% consists of a 15 foot green belt on Locust Lane and a 20 foot green belt on Bryant.

Councilmember Rice stated he felt the applicant was attempting to squeeze too much onto this parcel.

Ken Nelson (representing Cedar Ridge Homeowners Association), Kenneth Sarkey (representing Fisher Hills Homeowners Association), Nila Rouck (representing Forest Oaks Addition) and Dan O'Neal (representing the Edmond Neighborhood Alliance) addressed Council in opposition. Mr. O'Neal stated that although the amended application was an improvement over the previous application, this is a very sensitive area and he felt the process needed to start over with the Planning Commission due to the recent amendment.

Councilmember Knox stated that suburban office is low impact transitional zoning and that most of the concerns raised by the residents were site plan issues. He stated he felt that the present zoning should remain in place until a site plan is submitted. Councilmember Miller agreed.

Mr. Shadid stated the application can not be submitted under straight office zoning due to the set back requirements. He requested this item be continued to January 13, 2003.

Motion by Miller, seconded by Knox, to continue Item 10 to January 13, 2003. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Knox and Miller

NAYS: Councilmembers Rice and Lamb

11. **Public Hearing and Consideration of Ordinance rezoning from "D-O" Suburban Office to "D-O" Suburban Office Planned Unit Development (PUD), located on the northwest corner of Locust Lane and Bryant Avenue (Terry Kerr, applicant) Case No. Z020065.** This is a companion to the above item and was not discussed due to the continuance of that item.

12. **Executive Session to discuss the following:**

- A. **Pending claim/ litigation: Blankenship vs. City of Edmond; Kite vs. City of Edmond (Executive Session authorized pursuant to 25 Okla. Stat. Section 307(B)(4).**
- B. **Purchase of real property along 2nd Street, south of the University of Central Oklahoma campus (Executive Session authorized pursuant to 25 Okla. Stat. Section 307(B)(3).**

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

AYES: Mayor Naifeh, Councilmembers Rice, Knox, Lamb and Miller

NAYS: None

Mayor and Councilmembers recessed to the City Council Conference Room at 7:30 p.m. and returned to the City Council Chambers at 8:15 p.m.

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

AYES: Mayor Naifeh, Councilmembers Rice, Knox, Lamb and Miller

NAYS: None

13. **Consideration of action regarding the pending claims of Blankenship and Kite vs. City of Edmond.**

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

AYES: Mayor Naifeh, Councilmembers Rice,
Knox, Lamb and Miller
NAYS: None

14. Consideration of action regarding the purchase of real property located along 2nd Street, south of the University of Central Oklahoma campus. Mayor Naifeh stated no action would be taken on this item.

15. NEW BUSINESS:

Mayor Naifeh stated she was concerned about the lack of consistency regarding parking issues and she requested the Planning Commission and the Planning Department staff study this issue and submit a proposal to develop a consistent policy early next year.

Councilmember Lamb stated those issues are addressed in Title 22 which is being studied by a consultant. He noted the consultant's analysis has not been completed at this time.

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

AYES: Mayor Naifeh, Councilmembers Rice,
Knox, Lamb and Miller
NAYS: None

City Clerk

Mayor