

MINUTES

CITY COUNCIL MEETING

December 15, 2014

The Regular Session of the Glenpool City Council was held at 6:00 p.m., Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Momodou Ceesay, Mayor; Alyce Korb, Vice-Mayor; Tim Fox, Councilor; Patricia Agee, Councilor and Jennifer Ballew, Councilor.

Staff present: Roger Kolman, City Manager; Lowell Peterson, City Attorney; Susan White, City Clerk; Lynn Burrow, Community Development Director; Rick Malone, City Planner; Lea Ann Reed, Conference Center Director; and Dennis Waller, Police Chief.

- A) Mayor Ceesay called the meeting to order at 6:00 p.m.**
- B) Susan White, City Clerk called the roll. Mayor Ceesay declared a quorum present.**
- C) Reverend Toby Youngblood of Faith Church offered the Invocation.**
- D) Mayor Ceesay led the Pledge of Allegiance.**
- E) Glenpool Conference Center Report – Lea Ann Reed, Conference Center Director.**
 - Ms. Reed reported on the number of events held at the Conference Center during November 2014, as well as planned future events.
- F) Community Development Report – Lynn Burrow, Community Development Director.**
 - Mr. Burrow updated the Council on numerous ongoing construction projects.
- G) City Manager Report – Roger Kolman, City Manager**
 - Mr. Kolman warned the Council they should anticipate some special meetings in February and March due to budget preparation.
- H) Mayor Report – Momodou Ceesay, Mayor**
 - Mayor Ceesay encouraged all to visit the Angel Tree or contribute to the Christmas Store and thereby help out Glenpool citizens who are in need this Christmas.
- I) Council Comments**
 - None
- J) Public Comments**
 - None
- K) Scheduled Business**

1) Discussion and possible action to approve minutes from November 10, 2014 and December 3, 2014 meetings.

MOTION: Councilor Agee moved, second by Councilor Ballew to approve minutes as presented.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

2) Discussion and possible action to adopt RESOLUTION NO. 14-12-02 OF THE CITY OF GLENPOOL SUPPORTING THE 2015 TULSA REGIONAL ONE-VOICE LEGISLATIVE AGENDA.

A representative from the Tulsa Regional Chamber presented the 2015 Legislative Agenda and requested Council support by adopting Resolution No. 14-12-02.

MOTION: Councilor Agee moved, second by Councilor Ballew to adopt Resolution No. 14-12-02.

FOR: Councilor Agee; Councilor Ballew; Councilor Fox; Vice Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

3) Discussion and possible action to approve FY 13-14 Audited Financial Statements.

Roger Kolman, City Manager reminded Council that the action to approve the audit was a follow-up to the presentation from the December 3, 2014 meeting.

MOTION: Councilor Agee moved, second by Vice-Mayor Korb to approve FY 13-14 Audited Financial Statements.

FOR: Councilor Ballew; Councilor Fox; Councilor Agee; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

4) Discussion and possible action to declare as surplus a 1999 Ford E30Y Bus, VIN# 1FDWE3056XHB63287.

Susan White, City Clerk reminded Council that during the November 10, 2014 meeting they had discussed various ways to dispose of the 1999 bus which has been replaced. The first step in the disposal process is to declare the property surplus. Ms. White recommended approval of the declaration to surplus.

MOTION: Vice-Mayor Korb moved, second by Councilor Ballew to declare surplus a 1999 Ford E30Y Bus, VIN # ...3287.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

5) Discussion and possible action to adopt RESOLUTION NO 14-12-03, NOTICE OF ELECTION OF A NONPARTISAN ELECTION TO BE HELD TUESDAY, APRIL 7,

2015, FOR THE PURPOSE OF ELECTING OFFICERS FOR THE CITY OF GLENPOOL.

Ms. White announced that to initiate the election process a Resolution to declare a Notice of Election shall be adopted, published and submitted to the Tulsa County Election Board.

MOTION: Councilor Agee moved, second by Councilor Ballew to adopt Resolution No. 14-12-03.

FOR: Councilor Agee; Councilor Ballew; Councilor Fox; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 6) Discussion and possible action to accept a Subdivision Performance Bond Agreement between Texon L.P. and the City of Glenpool, including acceptance of the supporting performance bond to facilitate the release of the Final Subdivision Plat of Texon LP” for development of parcel.**

Lynn Burrow, Community Development Director recommended approval and acceptance of the Performance Bond Agreement and Performance Bond.

MOTION: Councilor Agee moved, second by Councilor Fox to accept a Subdivision Performance Bond Agreement between Texon L.P. and the City of Glenpool; and approval of the performance bond.

FOR: Councilor Ballew; Councilor Fox; Councilor Agee; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 7) Discussion and possible action to accept a General Utility Easement dedication, property to be used for installation of Long Horn Lift Station from MonnTapp Development and authorizing the City Manager to execute all related documents.**

Mr. Burrow recommended approval of the submitted General Utility Easement.

MOTION: Councilor Fox moved, second by Councilor Ballew to approve General Utility Easement dedication as presented and authorized City Manager to sign related documents.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 8) Discussion and possible action to adopt ORDINANCE NO. 688, AN ORDINANCE AMENDING ORDINANCE NO. 458, APPROVING PUD #24-A OVERLAY DISTRICT, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY (affecting property belonging to South 75 Business Park, LLC, at the southeast corner of 161st Street South and U.S. Highway 75).**

Rick Malone, City Planner presented the Ordinance for approval. He advised Council that the Planning Commission had voted unanimously to recommend approval to abandon PUD 24 and replace with PUD 24-A.

MOTION: Councilor Agee moved, second by Councilor Fox to approve Ordinance 688 as presented.

FOR: Councilor Agee; Councilor Ballew; Councilor Fox; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 9) **Discussion and possible action to approve the EMERGENCY CLAUSE, upon finding the immediate operation of the provisions of the foregoing ORDINANCE NO. 688, is necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof, an Emergency is hereby declared to exist, the rules are suspended, and this ordinance shall be in full force and effect on its passage and approval.**

Lowell Peterson, City Attorney recommended approval of the Emergency Clause.

MOTION: Councilor Agee moved, second by Councilor Fox to approve Emergency Clause as presented.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 10) **Discussion and possible action to adopt ORDINANCE NO. 689, AN ORDINANCE AMENDING ORDINANCE NO. 458, REZONING FROM IL/AG/PUD 24 (Industrial Light Density, Agriculture, PUD Overlay District) TO RE (Residential Estate), APPROVED UNDER GZ-243, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY (change of zone pertains to the property released from PUD #24 by Ordinance No. 688).**

Mr. Malone recommended approval of Ordinance No. 689, noting that the Planning Commission recently voted to approve zoning from AG to RE on the described property, thereby recommending Council approval of same.

MOTION: Councilor Fox moved, second by Councilor Agee to approve Ordinance No. 689 as presented.

FOR: Councilor Agee; Councilor Ballew; Councilor Fox; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 11) **Discussion and possible action to approve the EMERGENCY CLAUSE, upon finding the immediate operation of the provisions of the foregoing ORDINANCE NO. 689, is necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof, an Emergency is hereby declared to exist, the rules are suspended, and this ordinance shall be in full force and effect on its passage and approval.**

Lowell Peterson, City Attorney recommended approval of the Emergency Clause.

MOTION: Councilor Ballew moved, second by Vice Mayor Korb to approve the Emergency Clause.

FOR: Councilor Ballew; Councilor Fox; Councilor Agee; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 12) Discussion and possible action to adopt ORDINANCE NO. 690, AN ORDINANCE AMENDING ORDINANCE NO. 458, APPROVING PUD #620-A OVERLAY DISTRICT, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY (affecting property belonging to Culp Tract, LLC, at the southwest corner of 151st Street South and U.S. Highway 75).**

Mr. Malone advised Council that the Planning Commission and staff recommended approval of Ordinance 690, to abandon the overlay district represented in PUD 620 on subject tract.

MOTION: Vice Mayor Korb moved, second by Councilor Fox to adopt Ordinance No. 690 as presented.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 13) Discussion and possible action to approve the EMERGENCY CLAUSE, upon finding the immediate operation of the provisions of the foregoing ORDINANCE NO. 690, is necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof, an Emergency is hereby declared to exist, the rules are suspended, and this ordinance shall be in full force and effect on its passage and approval.**

Lowell Peterson, City Attorney recommended approval of the Emergency Clause because the Ordinance is correcting an error, therefore it should take immediate effect.

MOTION: Vice Mayor Korb moved, second by Councilor Fox to approve the Emergency Clause.

FOR: Councilor Agee; Councilor Ballew; Councilor Fox; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 14) Discussion and possible action to adopt ORDINANCE NO. 691, AN ORDINANCE AMENDING ORDINANCE NO. 458, REZONING FROM IL/PUD 620 (Industrial Light Density, PUD Overlay District) TO CS (Commercial Shopping), APPROVED UNDER GZ-244, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY (change of zone pertains to a portion of the property released from PUD #620 by Ordinance No. 690).**

Mr. Malone stated that both the Planning Commission and staff recommended approval of the Ordinance which represents a zoning change consistent with the Glenpool Comprehensive Plan and current zoning patterns.

MOTION: Vice Mayor Korb moved, second by Councilor Agee to adopt Ordinance No. 691 as presented.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

15) Discussion and possible action to approve an EMERGENCY CLAUSE, upon finding the immediate operation of the provisions of the foregoing ORDINANCE NO. 691, is necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof, an Emergency is hereby declared to exist, the rules are suspended, and this ordinance shall be in full force and effect on its passage and approval.

Lowell Peterson, City Attorney recommended approval of the Emergency Clause.

MOTION: Councilor Fox moved, second by Councilor Agee to approve Emergency Clause.

FOR: Councilor Agee; Councilor Ballew; Councilor Fox; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

16) Discussion and possible action to adopt ORDINANCE NO. 692, AN ORDINANCE AMENDING TITLE 11, ZONING REGULATIONS; CHAPTER 12, USE UNITS; SECTION 21, USE UNIT 21, SIGNS; SUBSECTION L, RESIDENTIAL DISTRICT USE CONDITIONS; PARAGRAPH (g), OFF-SITE TEMPORARY DIRECTIONAL SIGNS (REAL ESTATE "OPEN HOUSE"), OF THE CODE OF ORDINANCES OF THE CITY OF GLENPOOL, OKLAHOMA, (2013) AND REPEALING ALL ORDINANCES OR RESOLUTIONS, OR PARTS OF ORDINANCES OR RESOLUTIONS IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY.

Rick Malone, City Planner recommended approval of the amending ordinance which encompassed public discussions from earlier city council meetings concerning real estate signs.

MOTION: Vice Mayor Korb moved, second by Councilor Fox to approve Ordinance No. 692 as presented.

FOR: Councilor Ballew; Councilor Fox; Councilor Agee; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 17) Discussion and possible action to approve the EMERGENCY CLAUSE, upon finding the immediate operation of the provisions of the foregoing ORDINANCE NO. 692, is necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof, an Emergency is hereby declared to exist, the rules are suspended, and this ordinance shall be in full force and effect on its passage and approval.**

Lowell Peterson, City Attorney recommended approval of the Emergency Clause.

MOTION: Councilor Agee moved, second by Vice Mayor Korb to approve Emergency Clause.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 18) Discussion and possible action to adopt ORDINANCE NO. 693, AN ORDINANCE OF THE CITY COUNCIL OF GLENPOOL AMENDING TITLE 6 OF THE CITY OF GLENPOOL CITY CODE (2013), MISDEMEANORS, NUISANCES AND ANIMALS; CHAPTER 3, FIREWORKS; TO REGULATE THE PERMISSIBLE HOURS DURING WHICH PERSONS MAY DISCHARGE FIREWORKS IN THE CITY OF GLENPOOL AND TO MAKE SUCH OTHER AMENDMENTS WITH RESPECT TO THE SALE, POSSESSION AND USE OF FIREWORKS IN THE CITY OF GLENPOOL AS THE COUNCIL DEEMS NECESSARY OR APPROPRIATE; AND DECLARING AN EMERGENCY.**

Lowell Peterson presented the Ordinance for approval. He noted the amendments capture the Council discussion during the November 10 meeting concerning this item.

MOTION: Councilor Fox moved, second by Vice Mayor Korb to approve Ordinance No. 693 as presented.

FOR: Councilor Agee; Councilor Ballew; Councilor Fox; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

- 19) Discussion and possible action to approve the EMERGENCY CLAUSE, upon finding the immediate operation of the provisions of the foregoing ORDINANCE NO. 693, is necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof, an Emergency is hereby declared to exist, the rules are suspended, and this ordinance shall be in full force and effect on its passage and approval.**

Lowell Peterson, City Attorney recommended approval of the Emergency Clause.

MOTION: Vice Mayor Korb moved, second by Councilor Fox to approve Emergency Clause.

FOR: Councilor Ballew; Councilor Fox; Councilor Agee; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

20) Discussion and possible action to approve the Conditional/Final Plat of Southside Industrial Park located south of the southwest corner of 158th Street and US 75, subject to the condition that developer install designated portions of sidewalk prior to the issuance of building permits and install the balance of required sidewalks within two years from the date of approval.

Rick Malone, City Planner brought the item to Council as a recommendation from the Glenpool Planning Commission to approve the final plat based on certain conditions regarding the installation of sidewalks on the property. A discussion was held concerning the recommended conditions proposed by the Planning Commission.

MOTION: Vice Mayor Korb moved, second by Councilor Fox to approve the Final Plat *without* the sidewalk requirements recommended by the Planning Commission.

FOR: Councilor Fox; Councilor Agee; Councilor Ballew; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

21) Discussion and possible action to designate a representative and alternate to the INCOG Board of Directors.

MOTION: Vice Mayor Korb moved, second by Councilor Agee to designate Mayor Momodou Ceesay as representative and City Manager Roger Kolman and City Attorney Lowell Peterson as alternates.

FOR: Councilor Agee; Councilor Ballew, Councilor Fox; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

22) Discussion and possible action to enter into Executive Session.

Lowell Peterson, City Attorney recommended convening into Executive Session noting that the purpose does conform to the requirement of the Open Meeting Act.

MOTION: Councilor Agee moved, second by Vice Mayor Korb to enter into Executive Session.

FOR: Councilor Ballew, Councilor Fox; Councilor Agee; Vice-Mayor Korb; Mayor Ceesay

AGAINST: None

Motion carried.

23) Executive Session for the purpose of conferring with one or more consultants to the City of Glenpool on matters pertaining to economic development, including without limitation the transfer of property, financing or the creation of a

proposal to entice one or more businesses to locate within the corporate limits of the City of Glenpool, because public disclosure of the matter discussed would interfere with the development of products or services or public disclosure would violate the confidentiality of the business, pursuant to Title 25, § 307(C)(10) of the Oklahoma Statutes (Open Meeting Act).

The City Council, City Manager, City Attorney, Mandy Vavrinak with Crossroads Communications, LLC and Ricky Hayes with Retail Attractions exited into Executive Session at 7:18 p.m.

24) Possible action to reconvene in Regular Session.

MOTION: Councilor Ballew moved, second by Councilor Agee to reconvene in Regular Session at 8:06 p.m.

FOR: Councilor Ballew, Councilor Fox, Councilor Agee, Vice Mayor Korb, Mayor Ceesay

AGAINST: None

Motion carried.

L) Adjournment.

- Meeting was adjourned at 8:06 p.m.

Date

Mayor

ATTEST:

City Clerk