

MINUTES
CITY COUNCIL MEETING
May 2, 2016
[As Amended]

The Regular Session of the Glenpool City Council was held at 6:34 p.m., Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Brandon Kearns, Councilor; Patricia Agee, Councilor; Momodou Ceesay, Vice Mayor; and Timothy Fox, Mayor. Jennifer Ballew, former Councilor was absent due to resignation on April 18, 2016.

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

- A) Mayor Fox called the meeting to order at 6:32 p.m.**
- B) Julie Casteen, Deputy City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Fr. Sam Gordin offered the Invocation.**
- D) Mayor Fox led the Pledge of Allegiance.**
- E) Glenpool Conference Center Report – Lea Ann Reed**
- Roger Kolman, City Manager offered the Conference Center Report in Mrs. Reed's absence. He reported the 2nd Annual Car Show had 110 entries in spite of threats of rain.
- F) Community Development Report – Lynn Burrow, Community Development Director**
- Lynn Burrow offered an update on the water tower project currently underway. The construction is ahead of schedule and is projected to be complete in 60 days. Mr. Burrow also updated the City Council on the progress of various private and public construction projects throughout the city; provided an update on the number of residential and commercial building permits issued in April, as well as activities in the Planning, Building, and Code Enforcement Departments.
- G) City Manager Report – Roger Kolman, City Manager**
- Mr. Kolman had no report in light of the large number of requests to address council during the upcoming public hearing later on the agenda
- H) Mayor Report – Timothy Fox, Mayor**
- Mayor Fox echoed the success of the Car Show.
- I) Council Comments**
- None.
- J) Public Comments**

- None

K) Scheduled Business

1) Discussion and possible action to approve minutes from April 18, 2016 meeting.

MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to approve minutes as presented.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

Motion carried.

2) Public Hearing regarding application for zone change referred from Planning Commission, # GZ-255.

- Mayor Fox read a prepared statement regarding the importance of hearing public input from parties potentially impacted by zoning changes and other matters of concern. He then opened the Public Hearing at 6:53 p.m. for the purpose of receiving public comment concerning application for zone change referred from the Planning Commission, # GZ-255.
- City Attorney Lowell Peterson reiterated his legal opinion regarding conversations outside of the public hearing with the applicant or with opponents of the applicant.
- Several citizens and other concerned parties voiced their concerns regarding the potential effects of approval of the zoning application. Concerns raised related to reduction in property values, increased traffic congestion, drainage problems, increased storm water runoff, increased classroom crowding in the Glenpool Public Schools, and questionable sewage treatment capacity. Mr. Burrow addressed the concerns regarding sewage capacity and stated the City is well-equipped to handle continued development.

3) Mayor Fox closed the Public Hearing at 8:20 p.m.

4) Discussion and possible action to adopt Ordinance No. 720, An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From Agriculture (AG) To Residential Single Family Highest Density District (RS-4), Under Application GZ-255; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.

- Mr. Malone presented information regarding the applicant's request to rezone property from Agriculture (AG) to RS-4. The proposed development indicates 3.6 dwelling units per acre with 65-foot wide lots. Mr. Malone presented a map showing various completed subdivisions containing 65-foot wide lots. He discussed the zoning code and compared RS-3 and RS-4 zoning codes. He stated the zoning application is in conformance with Glenpool's Comprehensive Plan regarding low-intensity residential uses and recommended approval.

MOTION: Councilor Kearns moved, second by Mayor Fox to table the item to the next scheduled meeting.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

Mayor Fox called recess at 8:40 p.m. The meeting reconvened at 8:53 p.m.

5) Acknowledgement, receipt, discussion and possible action with respect to a certain “Request for Moratorium” as presented to the City of Glenpool by Glenpool Residents and Landowners, dated April 26, 2016.

- Mr. Peterson presented his response to the Request for Moratorium on zoning. He stated that the Council has the power to act on the request, but the Council has no ability to vote to adopt the moratorium without first going through the normal zoning process. He also stated that a moratorium must be limited in time, is required to have an exception to allow for hardships, similar to the process presently in place for zoning variances that are approved by the Board of Adjustment. He stated that any moratorium cannot be retroactively applied, and would not apply to any application that is currently pending.

MOTION: Vice Mayor Ceesay moved, second by Mayor Fox to direct staff to commence the process of undertaking its periodic review and update of the Comprehensive Plan for the City of Glenpool, and direct the Planning Commission to consider imposing a moratorium as the Commission, in good faith, deems necessary to delay acting on such zone change all other applications that will be significantly affected by the changes in zoning, regulations, that conform to the amendments of the comprehensive plan, provided that such moratorium applies only to land use applications submitted after the day of adoption of the moratorium.

FOR: Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

Motion carried.

6) Discussion and possible action to approve the Final Plat of Sunoco Logistics Glenpool Butane Blending Facility, 10.671 acres located approximately 1000 feet north of the northeast corner of 131st Street and US 75.

- Mr. Malone presented information on the final plat. Mr. Burrow discussed concerns regarding vehicle access and fire protection, and stated all concerns have been satisfactorily addressed. He stated that ODOT has approved the applicant’s plans to construct a deceleration lane from Highway 75 into the site from the south, and has issued the permit.

MOTION: Councilor Agee moved, second by Councilor Kearns to approve the final plat as presented.

FOR: Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee

AGAINST: None

Motion carried.

7) Discussion and possible action to approve construction change order number 1 with Goins Enterprises, Inc., amending the 2016 public infrastructure construction contract pertaining to the construction and installation of a water tower and related water lines in the City of Glenpool and increasing the total cost of that contract by \$28,934.00.

- Mr. Burrow discussed the change order request and outlined the increased costs.

MOTION: Councilor Kearns moved, second by Vice Mayor Ceesay to approve change order number 1 as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

8) Discussion and possible action to declare by majority vote of the remaining members of the City Council that a vacancy exists on the Council for Ward 4.

- Mr. Peterson discussed the procedure for filling the vacancy made with Councilor Ballew's departure. He stated that the Council will vote to fill the vacancy until the next general municipal election. He recommended that the City formally declare a vacancy.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Agee to declare a vacancy on the Council for Ward 4.

FOR: Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox;

AGAINST: None

Motion carried.

- 9) **Discussion and possible action to notify the public that the Council will: receive applications from qualified electors who reside in Ward 4 to fill the vacant Council seat from that ward for a period of thirty days; give full consideration of such applications in a public workshop to be held in June 2016; and appoint, on or before June 17, 2016, by majority vote of the Council a qualified elector to fill the vacancy until the next municipal election to be held in April of 2017.**

- Mr. Peterson reiterated the past practice followed to fill such vacancies and recommended approval. Mr. Kolman clarified that the vacancy should be filled by June 30, rather than June 17 as stated on the agenda.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Agee to notify the public and begin the process to fill the Council vacancy for Ward 4.

FOR: Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee

AGAINST: None

Motion carried.

- 10) **Discussion and possible action to authorize Mayor Fox to attend ICSC RECon in Las Vegas, NV and pay all related costs, as set forth in Sec. 14 Expenses, The Code of Ethics and Policy Statement for Elected and Appointed Officials of the City of Glenpool.**

- Mayor Fox requested that the City pay his expenses to attend ICSC Las Vegas ReCon. Councilor Agee stated that she felt the City should not bear the cost of the Mayor attending the conference, especially in light of the proposed utility rate increase.

MOTION: Councilor Kearns moved to approve the request by Mayor Fox to attend the ICSC ReCon in Las Vegas and pay all costs associated with attendance of the conference. Motion died for lack of Second.

- 11) **Discussion and possible action to approve a lease agreement between the City of Glenpool and Tulsa Community College for real property located at 140 W. 141st Street, Glenpool, OK.**

- Mr. Kolman presented information regarding the lease renewal with TCC. He stated that TCC was facing budgetary challenges, and the lease renewal removes the leases escalation clause. The renewal freezes the lease rate at the existing rate.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Agee to approve the lease agreement between the City of Glenpool and Tulsa Community College.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

L) Adjournment.

- Meeting was adjourned at 9:30 p.m.

Date

Mayor

ATTEST:

Deputy City Clerk