

MINUTES

CITY COUNCIL MEETING

October 17, 2016

The Regular Session of the Glenpool City Council was held at Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Patricia Agee, Councilor; Brandon Kearns, Councilor; Momodou Ceesay, Vice Mayor; and Timothy Fox, Mayor. Jacqueline Triplett-Lund, Councilor arrived at 8:03 p.m.

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

Also present were Jason Yarbrough, Glenpool First Baptist Church and Mike Neal, Tulsa Regional Chamber.

- A) Mayor Fox called the meeting to order at 6:33 p.m.**
- B) Susan White, City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Jason Yarbrough, First Baptist Church offered the Invocation.**
- D) Mayor Fox led the Pledge of Allegiance.**
- E) Community Development Report – Lynn Burrow, Community Development Director**
 - Lynn Burrow offered a status update on the water tower project reporting that the tower construction project is complete and contract close-out is anticipated on or before November 1.
 - Soccer Complex design documents are scheduled for action later in the meeting. Anticipated project bid date is approximately November 15, 2016. Construction expected to commence after January 1, 2017.
 - CDBG grant for Senior Citizens Activity Building improvements was awarded. Contractor will be selected by Council on October 17.
 - Mr. Burrow also updated the City Council on the progress of various private and public construction projects throughout the city; provided the number of residential and commercial building permits issued in September; as well as information concerning activities in the Planning, Building, and Code Enforcement Departments.
- F) Treasurers Report – Julie Casteen, Finance Director**
 - Mrs. Casteen presented a comprehensive report for August revenues and expenditures in all Funds.
- G) City Manager Report – Roger Kolman, City Manager**
 - Mr. Kolman announced that the Whataburger is open.
 - The ICSC Dallas conference went well. Vendors expressed genuine interest in Glenpool.
 - The Comprehensive Plan review project is scheduled.
 - The American Waste recycling experiment is going very well.

- Mr. Kolman made a presentation to the Glenn Abbey HOA last weekend. He offered to make similar presentations to other Glenpool HOAs.

H) Mayor Report – Timothy Fox, Mayor

- Mayor Fox offered comments about the positive reception the Glenpool delegation received while at ICSC in Dallas. He thanked Roger Kolman and Mandy Vavrinak for their hard work.
- Mayor Fox promoted the Spooktacular Fest slated for Sunday evening, October 23.
- He also announced that several area churches were hosting family friendly events during the Halloween season.

I) Council Comments

- Glenpool Public Schools Fall Break is October 20-21. The Glenpool Warriors will host East Central HS, Thursday night, October 20 at 7:30 p.m.

J) Public Comments

- None.

K) Employee of the Month Recognition

- Jenni Renfro, Utility Billing Supervisor was recognized as the September Employee of the Month

L) Scheduled Business

1) Discussion and possible action to approve minutes from October 3, 2016 meeting.

MOTION: Vice Mayor Ceesay moved, second by Councilor Kearns to approve minutes for October 3, 2016 as presented.

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

AGAINST: None

ABSENT: Councilor Lund

Motion carried.

2) Discussion and possible action to adopt Ordinance No. 724, An Ordinance Amending Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 1, Adoption Of Codes (§ 10-2A-1); Repealing Ordinances Or Parts Of Ordinances In Conflict Herewith.

MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to adopt Ordinance No. 724 as presented.

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

AGAINST: None

ABSENT: Councilor Lund

Motion carried.

- 3) **Discussion and possible action to adopt Emergency Clause, Whereas it being immediately necessary for the preservation of the peace, health, and safety of the City of Glenpool and the inhabitants thereof that the provisions of Ordinance No. 724, An Ordinance Amending Title 10, Building And Development; Chapter 2, Building Codes And Regulations; Article A, Building Codes; Section 1, Adoption Of Codes (§ 10-2A-1); Repealing Ordinances Or Parts Of Ordinances In Conflict Herewith; And Declaring An Emergency, more particularly that Title 11 § 14-107(B) of the Oklahoma statutes requires the City of Glenpool to adopt and enforce codes adopted by the Oklahoma Uniform Building Code Commission by scheduled effective dates, an emergency is hereby declared to exist, by reason whereof said Ordinance No. 724 shall take effect and be in full force from and after its passage as provided by law.**

Lowell Peterson, City Attorney recommended the Council adopt the Emergency Clause stating, "Although we are bound by the November 1 effective date, we cannot enforce without local legislation."

MOTION: Councilor Kearns moved, second by Vice Mayor Ceesay to adopt Emergency Clause associated with Ordinance No. 724.

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

AGAINST: None

ABSENT: Councilor Lund

Motion carried.

- 4) **Discussion and possible action to adopt Resolution No. 16-10-01, A Resolution Of The City Of Glenpool, Oklahoma, Signifying The City Council's Endorsement Of The Tulsa Regional Chamber's "2017 One Voice Legislative Agenda," And Establishing And Supporting State And Federal Legislative Priorities Concerning Items Of Mutual Municipal Interest That The Tulsa Regional Chamber Of Commerce Will Advocate To The Region's State And Federal Legislative Members.**

MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to adopt Resolution No. 16-10-01 as presented.

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

AGAINST: Councilor Kearns

ABSENT: Councilor Lund

Motion carried.

- 5) **Discussion and possible action to approve membership in Tulsa's Future III Initiative for regional economic development in partnership with the Tulsa Regional Chamber of Commerce.**

Mike Neal, Tulsa Regional Chamber gave a presentation concerning Tulsa's Future III Initiative and encouraged the Council's consideration to partner with Tulsa Regional Chamber of Commerce in the Initiative.

MOTION: Vice Mayor Ceesay moved, second by Councilor Kearns to approve membership in Tulsa's Future III Initiative for regional economic development in partnership with the Tulsa Regional Chamber of Commerce.

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

AGAINST: None
ABSENT: Councilor Lund
Motion carried.

- 6) **Discussion and possible action to enter into a Construction Contract with S & J Construction Specialists, LLC for the purpose of conducting work related to 2016 CDBG Project, involving improvements to the Senior Citizens Activity Building, in an amount not to exceed \$79,798.00.**

MOTION: Councilor Kearns moved, second by Councilor Agee to enter into a contract with S & J Construction Specialists, LLC for stated purpose, in an amount not to exceed \$79,798.00.

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

AGAINST: None

ABSENT: Councilor Lund

Motion carried.

- 7) **Discussion and possible action to approve South County Soccer Complex Development Plan.**

Mr. Lynn Burrow, Community Development Director submitted plans and led in a discussion concerning the proposed South County Soccer Complex.

MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to approve proposed South County Soccer Complex Development Plan.

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

AGAINST: None

ABSENT: Councilor Lund

Motion carried.

- 8) **Discussion and possible action to accept ownership and maintenance of public waterline improvements recently installed for the purpose of water service to the newly constructed Whataburger restaurant located at 12110 S. Waco, Southwest Crossroads Addition, Glenpool, Oklahoma.**

MOTION: Councilor Kearns moved, second by Councilor Agee to accept ownership and maintenance of public waterline improvements for water service to Whataburger restaurant at 12110 S. Waco.

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

AGAINST: None

ABSENT: Councilor Lund

Motion carried.

Mayor Fox declared a ten minute recess at 7:53 p.m.

Councilor Lund arrived and Mayor Fox declared the meeting reconvenes from the recess at 8:03 p.m.

- 9) **Discussion and possible action to enter into Executive Session for the purpose of conferring with one or more consultants to the City of Glenpool on matters**

pertaining to economic development, including 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).

Lowell Peterson, City Attorney recommended that the City's Economic Development consultants, Mandy Vavrinak and Rickey Hayes should be invited into the Executive Session.

MOTION: Councilor Kearns moved, second by Councilor Agee to enter into Executive Session with Mandy Vavrinak and Rickey Hayes for the purpose stated in Item 9.

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

AGAINST: None

Motion carried.

Council convened into Executive Session at 8:06 p.m.

10) Discussion and possible action to reconvene in Regular Session.

MOTION: Councilor Kearns moved, second by Councilor Lund to reconvene in Regular Session at 9:01 p.m.

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

AGAINST: None

Motion carried.

11) Discussion and possible action to approve Resolution No. 16-10-02, A Resolution Of The City Of Glenpool, Oklahoma (The "City") Declaring The City's Intent To Consider Approval Of A Project Plan And Creation Of A Tax Increment District Pursuant To The Local Development Act; Directing Preparation Of A Project Plan; Appointing A Review Committee; Directing The Review Committee To Make Findings As To Eligibility Of Designated Project Area And Financial Impact, If Any, On Taxing Jurisdictions Within The Proposed District; Directing The Review Committee To Make A Recommendation With Respect To The Proposed Project Plan; Directing The Planning Commission To Make A Recommendation With Respect To The Proposed Project Plan; And Containing Other Provisions Relating Thereto.

MOTION: Councilor Lund moved, second by Councilor Kearns to approve Resolution No. 16-10-02 as presented.

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

AGAINST: None

Motion carried.

12) Discussion and possible action to appoint a member to serve as Chairperson of the TIF Review Committee.

MOTION: Councilor Lund moved, second by Vice Mayor Ceesay to appoint Councilor Brandon Kearns to serve as Chairperson of the TIF Review Committee.

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

AGAINST: None

Motion carried.

13) Discussion and possible action to approve retainer agreement engaging Hilborne & Weidman, PC, as bond counsel and Lowell Peterson as local counsel to provide legal services in support of creating the proposed Tax Increment Financing District and providing funds to promote investment, development and economic growth within the City of Glenpool, as authorized by Resolution No. 16-10-02, adopted this date, for a fee of \$30,000.00, such funds to be reimbursed to the City as an eligible project cost.

MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to approve retainer agreement engaging Hilborne & Weidman, PC, as bond counsel and Lowell Peterson as local counsel for legal services in support of creating the proposed Tax Increment Financing District.

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

AGAINST: None

Motion carried.

J) Adjournment.

- Meeting was adjourned at 9:12 p.m.

Date

Mayor

ATTEST:

City Clerk