

MINUTES

CITY COUNCIL MEETING

January 17, 2017

The Regular Session of the Glenpool City Council, including the Second duly noticed Public Hearing with respect to the proposed City of Glenpool Tax Increment District No. 1 ("75 South Business Part Increment District"), was held at Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma.

Councilors present:

✓ Jacqueline Triplett-Lund, Councilor
✓ Patricia Agee, Councilor
Absent Brandon Kearns, Councilor
✓ Momodou Ceesay, Vice Mayor
✓ Timothy Fox, Mayor

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
Others: NONE

Also present were:

Earl Henry and Alan Woodcock (members of TIF Review Committee); Rex Robertson (Ford Development Corporation); Brian Agee; J.R. Donelson on behalf of Mark & Anita Watkins in re zone change; Mark & Lori Revard, abutting property owners in opposition to zone change; Rick Kosman, and Todd Parker on behalf of Solid Rock Baptist Church in reference to plat waiver.

- A) Mayor Fox called the meeting to order at 6:00 p.m.**
- B) Susan White, City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Rick Malone offered the Invocation.**
- D) Mayor Fox led the Pledge of Allegiance.**
- E) Community Development Report – Lynn Burrow, Community Development Director**
- F) Treasurers Report – Julie Casteen, Finance Director**
- G) City Manager Report – Roger Kolman, City Manager**
 - Chamber of Commerce Annual Banquet, Saturday, Jan 21;
 - Upcoming meeting with Sen. Lankford who has agreed to speak with Sen. Inhofe regarding US 75 improvements.

H) Mayor Report – Timothy Fox, Mayor

- Complimented City Manager on good televised interview
- February 1, 2017 is Just Between Friends – a very civic event
- Also encouraged supporting the Native American Art Festival
- Announced INCOG's 50th legislative reception at Gilcrease on Jan 18; 5:30 – 7:30 p.m.

I) Council Comments

- Council Lund announced Living Water Methodist Church fundraiser - February 17; 6:30 – 9:30 p.m.; Tickets \$20
- Momodou spoke at Glenpool Public Schools in recognition of MLK Day

J) Public Comments

NONE

K) Employee of the Month Recognition -- Timothy Lee Fox, Mayor

Finance Director Julie Casteen was specially recognized as Employee of the Month for December 2016

L) Scheduled Business

1) Discussion and possible action to approve minutes from December 15, 2016 and January 3, 2017 meeting.

MOTION: _____ Councilor Agee

SECOND: _____ Councilor Lund

To approve minutes as presented.

FOR:

Mayor Fox
 Vice Mayor Ceesay
 Councilor Agee
 Councilor Kearns
 Councilor Lund

AGAINST:

ABSTAIN:

Motion carried failed.

2) Discussion and possible action to approve construction contract from Dirt Wurx, LLC for South County Soccer Complex, covering Phase I Improvement package consisting of the Base Bid and Alternates No. 1, 2, 3, 4 and 9 in an amount not to exceed \$1,246,200.00 specifying a work duration of 210 calendar days from the issuance of a Notice to Proceed; and authorizing the Mayor to execute said Contract Agreement.

MOTION: _____ Vice Mayor Ceesay

SECOND: _____ Councilor Lund

To approve construction contract from Dirt Wurx, LLC for South County Soccer Complex, covering Phase I Improvement package consisting of the Base Bid and Alternates No. 1, 2, 3, 4 and 9 in an amount not to exceed \$1,246,200.00.

FOR:

Mayor Fox
 Vice Mayor Ceesay
 Councilor Agee
 Councilor Kearns
 Councilor Lund

AGAINST:

ABSTAIN:

Motion **carried** **failed.**

3) **Discussion and possible action to approve plat waiver for Solid Rock Baptist Church, a 5.2-acre tract of land located west of the NW corner of 141st Street and S. Elwood Ave., Glenpool, Oklahoma.**

MOTION: Vice Mayor Ceesay

SECOND: Councilor Agee

To approve plat waiver for Solid Rock Baptist Church.

FOR:

Mayor Fox
 Vice Mayor Ceesay
 Councilor Agee
 Councilor Kearns
 Councilor Lund

AGAINST:

ABSTAIN:

Motion **carried** **failed.**

4) **Discussion and possible action to adopt Ordinance No. 730, An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From Agriculture District (AG), To Commercial Shopping Center District (CS), As Recommended By The Planning Commission Under Application GZ-258; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.**

Rick Malone, City Planner presented the rezoning request and recommended approval. He informed the Council that the request was approved by the Glenpool Planning Commission and is consistent with the Glenpool Comprehensive Plan. Mr. J.R. Donelson spoke on behalf of the Mark and Anita Gordy-Watkins, and Mark Revard spoke in opposition to the rezoning request.

MOTION: Vice Mayor Ceesay

SECOND: Councilor Agee

To adopt Ordinance No. 730 an Ordinance amending Ordinance No. 458, by rezoning certain property described herein from Agriculture District (AG), to Commercial Shopping Center District (CS).

FOR:

Vice Mayor Ceesay
 Councilor Agee
 Councilor Kearns

AGAINST:

Councilor Lund

ABSTAIN:

Mayor Fox

Motion **carried** **failed for lack of majority.**

5) Discussion and possible action to adopt Ordinance No. 731, An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From IL (Industrial Light Manufacturing And Research And Development District) And CS (Commercial Shopping Center District) To CG (Commercial General District), As Recommended By The Planning Commission Under Application GZ-259; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.
(Lowell Peterson, City Attorney)

MOTION: Councilor Lund

SECOND: Councilor Agee

To adopt Ordinance No. 731.

FOR:

Mayor Fox
 Vice Mayor Ceesay
 Councilor Agee
 Councilor Kearns
 Councilor Lund

AGAINST:

ABSTAIN:

Motion **carried** **failed.**

6) Discussion and possible action to adopt Ordinance No. 732, An Ordinance Amending Ordinance No. 458 By Repealing And Rescinding Ordinance No. 609, Dated October 29, 2008, Which Ordinance Approved Planned Unit Development (PUD) Number 24 Overlay District Designation For South 75 Business Park; Declaring Such PUD-24 Hereby Abandoned; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.
(Lowell Peterson, City Attorney)

MOTION: Councilor Lund

SECOND: Councilor Agee

To adopt Ordinance No. 732, An Ordinance amending Ordinance No. 458 by repealing and rescinding Ordinance No. 609, dated October 29, 2008.

FOR:

Mayor Fox
 Vice Mayor Ceesay
 Councilor Agee

Councilor Kearns

✓ Councilor Lund

AGAINST:

ABSTAIN:

Motion ✓ carried failed.

7) Open SECOND Public Hearing for the purpose of giving any interested person the opportunity to express their views on the proposed Project Plan for Tax Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District, herein the “Increment District”).

(Timothy Fox, Mayor)

Mayor Fox opened the Second Public Hearing at 7:24 p.m.

Lowell Peterson, City Attorney explained that the purpose of the public hearing was to give any interested person the opportunity to express their views on the proposed Project Plan for Tax Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District, herein the “Increment District”).

Presentation included:

- (i) Affidavit of published notice for the Public Hearing;
- (ii) Copy of TIF Review Committee Resolution No. RC-16-12-01, dated December 5, 2016, approving and recommending approval of Project Plan by Planning Commission and City Council;
- (iii) Copy of Planning Commission Resolution No. PC-16-12-01, dated December 15, 2016; approving and recommending approval of Project Plan by City Council;
- (iv) Copy of Proposed Ordinance creating Increment District # 1, Glenpool, and approving and adopting the Project Plan; and
- (v) Full copy of Project Plan as presented to the TIF Review Committee and the Planning Commission.

Audience members were given the opportunity to ask questions. No questions were offered.

8) Close SECOND Public Hearing.

(Timothy Fox, Mayor)

Mayor Fox closed the Second Public Hearing at 7:27 p.m.

9) Discussion and possible action to adopt Ordinance No. 733, An Ordinance Approving And Adopting That Certain Project Plan Relating To Increment District Number One, City Of Glenpool, Oklahoma (“South 75 Business Park Increment District”) Dated December 5, 2016; Ratifying And Confirming Actions, Recommendations And Findings Of The Local Development Act Review Committee And The Glenpool Planning Commission; Establishing Tax Increment District Number One, City Of Glenpool, Oklahoma; Designating And Adopting Project Area And Tax Increment District Boundaries; Adopting Certain Findings; Apportioning Incremental Ad Valorem Revenues And Local Sales Tax Increments; Creating The South 75 Business Park Increment District Apportionment Fund; Designating The Glenpool Industrial Authority As The Public Entity To Carry Out And Administer The Project Plan And

Authorizing Said Authority To Make Minor Plan Amendments; Provisions For Repeal Or Modification Of This Ordinance; Designating The Chairman Of The Glenpool Industrial Authority As The Person In Charge Of The Administration Of The Project Plan; Providing For Severability; Containing Other Provisions Relating Thereto; And Repealing All Ordinances Or Resolutions In Conflict Herewith.
(Lowell Peterson, City Attorney/Local Counsel for TIF District #1)

MOTION: Councilor Lund
SECOND: Councilor Agee

To adopt Ordinance No. 733, An Ordinance approving and adopting that certain Project Plan relating to Increment District Number One, City of Glenpool, Oklahoma.

FOR:

✓ Mayor Fox
✓ Vice Mayor Ceesay
✓ Councilor Agee
 Councilor Kearns
✓ Councilor Lund

AGAINST:

ABSTAIN:

Motion ✓ carried failed.

M) Adjournment

- Meeting was adjourned at 7:33 p.m.

Date

Mayor

ATTEST:

City Clerk