

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JANUARY 5, 2015

7:00 P.M.

The members of the Coweta City Council met in regular session on Monday, January 5, 2015, at 7:00 p.m. at Coweta City Hall, 310 South Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Robert Morton, Billy Embrey, Roy Dale, Timothy Kelley, Steve Garman.

COUNCILMEMBERS ABSENT: None.

STAFF PRESENT: Steve Whitlock, David Weatherford, Joyce Terry, Jim Loller, Chip Cohrs, Rob Werley, Mike Bell, Paula Emmons, Hal Bumgarner, Tom Young, Greg Collins.

- I. The meeting was called to order by Mayor Morton.
- II. Pledge of Allegiance given.
- III. Roll call taken. Councilmembers present and absent as shown above.
- IV. GENERAL CITY COUNCIL COMMENTS

There were no city council comments.

V. CONSENT

Motion by Roy Dale, second by Timothy Kelley, to approve consent calendar items:

1. December 2014 payroll for the General Fund in the amount of \$260,962.20, and \$4,389.17 for the Self-Insurance Fund.
2. Declaration of surplus on the following miscellaneous equipment and authorize the City Manager to dispose of accordingly: Dell Vostro 230 (Service Tag 6twpkmi), Atlas Computer Tower (000552), Atlas Computer Tower (000579), Atlas Computer Tower (000554), Atlas Computer Tower (000582), Kodak ESP Office (6150), HP Compaq Desktop Computer(CAC449029T), SuperMicro Server (7045A-8/T/3), IBM Thinkpad (2652) and Dell Dimension 4550 (S/N GC20121).
3. Partial payment of Application No. 23 to Crossland Heavy Contractors, in the amount of \$250,625.05, on the Water Treatment Facility Process Improvements (Phase 2) project.

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Aye: Steve Garman
Roy Dale
Timothy Kelley
Billy Embrey
Robert Morton

VI. OLD BUSINESS

Discussion held regarding possible action on the acceptance of the audited Basic Financial Statement for the Fiscal Year ending June 30, 2014. Ms. Gabby Contreras with the firm CBEW presented the audit report and stated that they had no findings, and found no non-compliance issues at all.

Motion by Robert Morton, second by Steve Garman, to accept the audited Basic Financial Statement for the Fiscal Year ending June 30, 2014.

Aye: Steve Garman
Roy Dale
Timothy Kelley
Billy Embrey
Robert Morton

A public hearing was held on a request from Belmont Development Company, LLC for the issuance of an Affordable Housing Tax Credit (AHTC) for acquisition and substantial rehabilitation of the Garden Walk of Coweta Apartments, located at 28615 East 141st Street, Coweta, Oklahoma.

City Manager Steve Whitlock reviewed the request from Belmont Development Company, and advised that City ordinances allow input from Council for this project, as well as from property owners within 300 feet of the Garden Walk Apartments. Mr. Whitlock went on to say that certified letters were mailed to these property owners notifying them of this public hearing, and that the hearing will be recorded per the City ordinance. Belmont Development Company representative Mr. Corey Farmer spoke to Council and the audience and advised that the request for finding of fact/letter of support for the project will allow them to do a full inside/out rehab of the apartments at a cost of approximately \$36,000.00 per unit. Mr. Farmer also said that a new office/community room/computer room and three storm shelters will be built onsite as well. Mr. Whitlock called for comments from the audience; after no comments, the public hearing was closed.

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Consideration was given to a motion authorizing the Mayor to sign a written determination of findings of facts and conclusions of law, to Belmont Development Company, LLC, public hearing participants and to the Oklahoma Housing Finance Agency (OFHA), Garden Walk of Coweta Apartments, located at 28651 East 141st Street, Coweta, Oklahoma. City Manager Steve Whitlock advised that Council is limited to evaluating any findings of facts and conclusions of law, and that statements that digress from that should not be used in evaluating the appropriateness of the application. Councilmember Garman asked that the percentage of occupancy in the apartment complex is at the current time, and asked how relocation of current tenants would be handled during the remodel process. Mr. Farmer advised that occupancy rate average is about 86% full, and that most units will be remodeled as tenants move out, and others should be able to be relocated to another unit in the complex.

Motion by Robert Morton, second by Roy Dale, to authorize the Mayor to sign a written letter of support in reference to the determination of findings of facts and conclusions of law, to Belmont Development Company, LLC, public hearing participants and to the Oklahoma Housing Finance Agency (OFHA), Garden Walk of Coweta Apartments, located at 28615 East 141st Street, Coweta, Oklahoma.

Aye: Steve Garman
Roy Dale
Timothy Kelley
Billy Embrey
Robert Morton

Consideration was given to a motion authorizing the Mayor to sign Resolution No. 2014-30, a resolution approving participation with the State of Oklahoma Department of Transportation in a traffic signal project located at 151st Street and SH-72/SH-51B in Coweta, Oklahoma. City Manager Steve Whitlock advised that the City's cost will be approximately \$82,000.00, Wagoner County cost approximately \$54,000.00 with the State paying the balance.

Motion by Robert Morton, second by Roy Dale, to authorize the Mayor to sign Resolution No. 2014-30, a resolution approving participation with the State of Oklahoma Department of Transportation in a traffic signal project located at 151st Street and SH-72/SH-51B in Coweta, Oklahoma.

Aye: Steve Garman
Roy Dale
Timothy Kelley
Billy Embrey
Robert Morton

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Discussion held regarding possible action on a consulting agreement with Retail Strategies for professional economic development services for the City of Coweta. City Manager Steve Whitlock advised that staff has been working with the Wagoner County Economic Development Authority for mutually beneficial economic development opportunities; and, recommends approval of this agreement with Retail Strategies to take a comprehensive look at retail recruitment. Mr. Whitlock further advised that the agreement cost to the City will be \$17,500.00 for the next three years.

Motion by Steve Garman, second by Roy Dale, to approve a consulting agreement with Retail Strategies for professional economic development services for the City of Coweta.

Aye: Steve Garman
Roy Dale
Timothy Kelley
Billy Embrey
Robert Morton

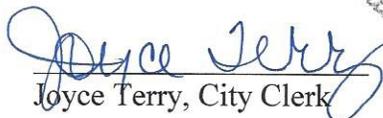
VII. NEW BUSINESS

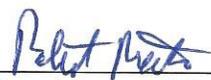
There was no new business.

VIII. ADJOURNMENT

Mayor Morton adjourned the meeting at 7:55 p.m.




Joyce Terry, City Clerk


Robert Morton, Mayor