

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MARCH 3, 2014

7:00 P.M.

The members of the Coweta City Council met in regular session on Monday, March 3, 2014, 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, Tom Tillotson, Rob Werley, Chip Cohrs, Derrick Palmer, 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

Mayor Morton thanked Public Works staff for the ice removal done on the streets today.

V. CONSENT

Motion by Steve Garman, second by Robert Morton, to approve consent calendar items:

1. Minutes of the Coweta City Council Regular Meeting of February 3, 2014.
2. February 2014 payroll for the General Fund in the amount of \$217,996.64, and \$430.49 for the Self-Insurance Fund.
3. Application No. 17 and Certificate for Payment to Crossland Heavy Contractors, in the amount of \$201,527.07, on the Water Treatment Facility Process Improvements (Phase 2) project.
4. Resolution No. 2014-01, a resolution providing a supplemental appropriation to the General Fund, the Capital Improvement Fund and Rural Fire Fund.

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5. Authorization for the Mayor to sign Resolution No. 2014-03, a resolution accepting the sealed bid on a parcel of surplus real property owned by the City of Coweta, Oklahoma, and authorizing closing on the property.

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

VI. OLD BUSINESS

Discussion held regarding possible action on Ordinance No. 744, an ordinance amending Ordinance No. 377 and creating a Planned Unit Development overlay (PUD-R 13-02) for a tract of land located in the City of Coweta, Wagoner County, Oklahoma, as more particularly hereinafter described, repealing all ordinances or parts of ordinances in conflict herewith and declaring an emergency. Community Development Director Greg Collins reviewed the PUD request that will rezone the area south and east of the Walmart located at 111th and Highway 51. Mr. Collins advised that there will be three different categories of zoning, which are Commercial General, Single Family Residential, and Multi-family Residential. Mr. Collins further advised that the Planning Commission reviewed the PUD request at their February 27th regular meeting, and after several public comments from property owners living near the tract of land in question, voted to recommend approval, with a vote of 4 in favor and one no vote. Mr. Collins advised that staff recommends approval as well.

Councilmembers asked about the process of platting the area once the zoning is approved, and Mr. Collins advised that this Ordinance is just the first step of many that will be required before any development occurs at the site, and that the public will have opportunities to express their thoughts about the development at future public hearings. Mayor Morton asked if the developers are still planning on upscale apartments in the multi-family zoned area; Mr. Collins advised that one local realtor supports the multi-family zoning as she believes it will provide housing for families wanting to live in Coweta, who will then look for homes to purchase. Detention areas and creek maintenance were discussed. Mr. Collins advised that property owners along the creek are ultimately responsible for maintaining their property, and that the Corp. of Engineers has guidelines on what can or can't be done along the creeks.

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Mayor Morton asked if anyone in the audience would like to address Council regarding the proposed Ordinance, and two property owners living near the proposed site had comments. Mr. Tony Ansley, 11293 S 275th E Ave, Coweta, advised that he was the spokesperson for The Woods Homeowners Association. He advised that they are not objecting to the development, but are concerned that their property values would decrease with the proposed development. He went on to say that they are strongly opposed to the location of the proposed apartments and that there could be the potential for undesirables renting there, no privacy, they do oppose the road into The Woods subdivision from the south because they feel the subdivision cannot handle more traffic, although if changed to a golf cart road/entrance would be fine. He also stated that the developer wants to make changes to the nine acres of common area owned by The Woods Homeowners Association, and wants to remove trees and put in a retainage area, and they oppose that as well. Mr. Johnny Bowlin, 11290 S 274th E Ave, Coweta, stated that when he built his home in 2003, he was told there would always be the green belt, which is the nine acres referred to by Mr. Ansley, and he is opposed to any changes to that.

Mr. J.R. Donelson, representative for TJT, the developer for property being rezoned by the PUD, spoke to address comments made by Council and citizens. He advised that the apartments will be gated and the closest apartment to Mr. Bowlin would be 450 feet away. Mr. Donelson also stated that the developer will maintain the creek and detention areas as they are meant to be amenities to the proposed development, and that they cannot remove trees from the creek because the Corp. will not allow it. Vice-Mayor Embrey asked Mr. Donelson if the proposed lake areas in the development would change the 100-year flood plain, and Mr. Donelson advised he thought it would help. Councilmember Kelley asked about the area behind Mr. Bownlin's house, what the distance is to his house, and had questions about the proposed access road into the subdivision from the south.

City Manager Steve Whitlock advised that the Ordinance on this agenda tonight is for the PUD and zoning only, nothing else is being decided at this point. Mayor Morton stated that Council is concerned with commercial development in Coweta as a way to help with revenues, and he is excited with the prospect of the proposed commercial development at this location.

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Motion by Robert Morton, second by Roy Dale, to approve Ordinance No. 744, an ordinance amending Ordinance No. 377 and creating a Planned Unit Development overlay (PUD-R 13-02) for a tract of land located in the City of Coweta, Wagoner County, Oklahoma, as more particularly hereinafter described, repealing all ordinances or parts of ordinances in conflict herewith and declaring an emergency.

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

Consideration was given to a motion to declare an emergency on Ordinance No. 744 making it effective immediately.

Motion by Roy Dale, second by Timothy Kelley, to declare an emergency on Ordinance No. 744 making it effective immediately.

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

Discussion held regarding possible action on an update on the 2013 Holiday Shop Coweta Economic Development Program. City Manager Steve Whitlock provided update and advised that sales tax revenues were 10.46% higher than same time last year for the January/February time frame, and while the entire amount cannot be attributed to the Holiday Shop Coweta Program, he feels that it did play a major part. No action taken.

Discussion held regarding possible action on an update on the current water and wastewater capital improvement projects. City Engineer Chip Cohrs provided update and advised that water is flowing through the plant, although not coming to town net, and we have been processing water through the Miex system since early February. Mr. Cohrs also advised that there was a fire in the Tonka electrical panel, and the new panel should be delivered on March 24th, so we are looking at the end of April for startup of the new plant. No action taken.

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

Consideration was given to a motion to declare an emergency on Ordinance No. 744 making it effective immediately.

Motion by Roy Dale, second by Timothy Kelley, to declare an emergency on Ordinance No. 744 making it effective immediately.

Aye: Steve Garman
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Robert Morton

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VII. NEW BUSINESS

There was no new business.

After adjournment of the Public Works Authority Regular Meeting, motion by Billy Embrey, second by Steve Garman, to go into Executive Session.

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

VIII. EXECUTIVE SESSION

Discussions held related to a pending claim involving rural Water District No. 5 v. City of Coweta, in accordance with 25 O.S. § 307, B(4).

Discussions held related to the FY 2014-2015 Collective Bargaining Agreement with the International Association of Fire Fighters, Local No. 3483, in accordance with O.S. 25 § 307(B)(2).

Discussions held pertaining to economic development in accordance with O.S. 25§ 307(C)(10).

Discussions held pertaining to the purchase or appraisal of real property, in accordance with O.S. 25 § 307(B)(3).

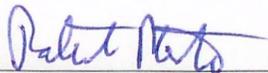
Motion by Billy Embrey, second by Roy Dale, to return to open meeting.

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

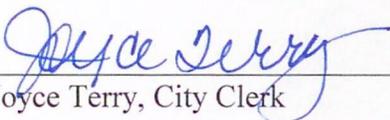
IX. ADJOURNMENT

Mayor Morton adjourned the meeting at 9:30 p.m.





Robert Morton, Mayor



Joyce Terry, City Clerk