

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 7, 2015

7:00 P.M.

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

COUNCILMEMBERS PRESENT: Robert Morton, Billy Embrey, Evette Morris, Steve Sinclair, Steve Garman.

COUNCILMEMBERS ABSENT: None.

STAFF PRESENT: David Weatherford, Tom Tillotson, Brittany Long, Jeffrey Beltran, Rob Werley, Paula Emmons, Greg Collins, Chip Cohrs, Mike Bell, Jim Loller.

- 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 everyone for coming to the meeting. He also thanked the Assembly of God class that attended the meeting to learn about city government.

V. CONSENT

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

1. Minutes of the Coweta City Council regular meeting held on November 2, 2015.
2. November 2015 payroll figures for the General Fund in the amount of \$257,154.55 and \$1,879.79 for the Self-Insurance Fund.
3. Approved and confirmed an Agreement between the County of Wagoner, Oklahoma and the City of Coweta, Oklahoma Concerning County Road and Bridge Maintenance and Repairs, which was previously approved under New Business during the Coweta City Council regular meeting held on November 2, 2015.
4. Approved Resolution No. 2015-18, a resolution extending the Housing Development Impact Fees moratorium for the City of Coweta, Oklahoma.

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5. Declared the surplus/disposal on the following items and authorized the City Manager to sell and/or dispose of accordingly: house located at 318 South Broadway, Coweta, Oklahoma; and, house located at 322 South Broadway, Coweta, Oklahoma.
6. Authorized the Mayor to sign an Oklahoma Tax Commission (OTC) Agreement for Administration of the Sales and Use Tax Ordinances for the City/Town and an Agreement to Engage in Compliance Activities by the City/Town of Coweta.
7. Approved Ordinance No. 750, an ordinance providing for and declaring the closing and vacation to public use of a portion of East Pine Street and alleyways located in New Coweta City, Lots 1 Through 22, Block 30; New Coweta City, Lots 1 Through 6, Block 37; and New Coweta City, Lot 22, Block 37, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Oklahoma, said tract being more particularly described hereinafter, and retaining the rights of any holder of a franchise or others determined by the Governing Body to have a special right or privilege granted by ordinance or legislative enactment to maintain their existing utilities, and retaining the absolute right to reopen the easement without expense to the municipality and declaring an emergency (due to scrivener's error during initial approval on August 28, 2014).
8. Approved of the issuance of Building Permit 15-0220 and authorizing connection to the City of Coweta's potable water supply to H.E. Reynolds Construction, Inc. for a Single-Family Residence at 315 North Fairland Avenue.
9. Approved of the issuance of Building Permit 15-0225 and authorizing connection to the City of Coweta's potable water supply to H.E. Reynolds Construction, Inc. for a Single-Family Residence at 29910 East 137th Place South.
10. Approved of the issuance of Building Permit 15-0226 and authorizing connection to the City of Coweta's potable water supply to Mary Plunk, for uses which utilize open air activities and sales at 30301 East State Highway 51.
11. Approved of the issuance of Building Permit 15-0231 and authorizing connection to the City of Coweta's potable water supply to H.E. Reynolds Construction, Inc. for a Single-Family Residence at 323 North Fairland Avenue.

Aye: Steve Garman
Steve Sinclair
Evette Morris
Billy Embrey
Robert Morton

VI. OLD BUSINESS

A public hearing was held on a request from Pointe Royale Development, Inc., for the issuance of an Affordable Housing Tax Credit (AHTC), for acquisition of property and construction of the proposed Coweta Senior Villas, a fifty (50) unit rent and income restricted development, located at 26200 East 111th Street, Coweta, Oklahoma.

City Attorney David Weatherford advised the Councilmembers and audience the reason for the public hearing and that the hearing will be recorded per City ordinance. Developer Skip Motsenbocker gave the Council and audience a presentation which explained the plans and guidelines for the proposed development. After the presentation, the public was permitted to state their concerns. These were as followed:

John McCrackin, from 26327 East 114th Place South, expressed concern over the water retention and creek that is between the existing Cross Creek neighborhood and the planned development. He also mentioned that on the site plan, it did not include turn arounds, which would not make it possible to build 50 units on this piece of land. The final concern was regarding emergency response time due to the restricted access caused by the railroad tracks.

Judy Snider, from 26440 East 113th Court South, wanted to know if a water study was going to be done and how the new development would affect the water pressure to the existing Cross Creek addition.

Carolyn Grayson, from 11544 South 261st East Avenue, expressed concerns in regards to the narrow road. She also raised concerns over what is considered a visitor and that consideration should be given in regards to placing a fence on the west side of the property.

Jennifer Peterson, from 26172 East 111th Court South, wanted to know what would keep the property single story. She also asked about the background checks of all occupants or just the applicant. She agrees with the delayed emergency response time due to the railroad tracks.

George Snider, from 26440 East 113th Court South, echoed concerns about using the creek for water retention due to the amount of beaver dams along the creek.

Skip Motsenbocker read a statement from Billy and Jacqueline McMillin, from 26382 East 111th Court South. They support this proposal as an acceptable development even though it is a conflicting opinion from his neighbors.

Skip Motsenbocker read a statement from Louise Greene's daughter Jackie Base. Louise lives at 26201 East 111th Court South. She is supportive of this development and believes that the concerns regarding emergency response times would not be affected due to the existing neighborhood and the fact that there are other ways into the area.

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After all the citizens expressed their concerns, Skip Motsenbocker and Community Development Director Greg Collins addressed each one. Mr. Collins stated that there is an agreement with Rural Water District #4 for them to provide the water to this piece of property. Also, the widening of the road will be included into the building permit. Mr. Motsenbocker stated that he knows that it is unlikely to have 50 units in this piece of property, but the application asked for a maximum so there cannot be more than 50 units. He is not concerned with having a lower number of units. Addressing water retention, creek concerns, fencing, and turn arounds, he advised the Council and audience that the development is in the early stages and all of those will be addressed later on. He also stated that visitors are only allowed to stay a maximum of two weeks. If they stay longer, it is a violation of the lease. Also, background checks are performed on all occupants, not just the applicant. Every person living in the development must pass a background check, which is inspected by OHFA. Also, there will be a deed restriction that will only allow senior housing at this property and the building must follow the application which is single-story dwelling units for individuals over the age of 62. The public hearing was then closed after no further comment.

Consideration was given to a motion authorizing the Mayor to sign a written determination of findings of facts and conclusions of law, to Pointe Royale Development, Inc., public hearing participants and to the Oklahoma Housing Finance Agency (OHFA), in reference to the acquisition of property and construction of the proposed Coweta Senior Villas, a fifty (50) rent and income restricted unit development, located at 26200 East 111th Street, Coweta, Oklahoma.

Motion by Robert Morton, second by Billy Embrey, to authorize the Mayor to sign a written determination of findings of facts and conclusions of law, to Pointe Royale Development, Inc., public hearing participants and to the Oklahoma Housing Finance Agency (OHFA), in reference to the acquisition of property and construction of the proposed Coweta Senior Villas, a fifty (50) unit rent and income restricted development, located at 26200 East 111th Street, Coweta, Oklahoma.

Aye: Steve Garman
Steve Sinclair
Evette Morris
Billy Embrey
Robert Morton

A public hearing was held on the proposed annexation and service plan on the following property: a parcel of land known as the Koweta Cemetery described as: the North 270 feet of the South 527.1 feet of the West 610 feet of the Southeast (SE1/4) quarter of Section 19, Township 17 North, Range 16 East, Wagoner County Oklahoma.

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Code Compliance Officer Jim Loller explained the purpose of annexing this parcel into the City limits and that it was given to the City from the Oklahoma Historical Society.

Don Goodson, at 16041 S 297th East Avenue, wanted to know what we were planning on doing with the cemetery and expressed concerns about water drainage from Woodland View II through the cemetery to a creek behind his house.

Mr. Loller stated that we are aware that the condition of the property is not ideal and we are planning on cleaning it out and maintaining it like any other City property. The City will be working with the Creek tribe to clear the overgrowth and maintain the property. After no further comments, the public hearing was closed.

Discussion held regarding a possible action on Ordinance No. 763, an ordinance annexing certain contiguous tracts of land forming a part of Section 19, Township 17 North, Range 16 East of the Indian Meridian in Wagoner County, Oklahoma; providing for Zoning Classification; making all of said territory a part of Ward 3 of the City of Coweta, Oklahoma; repealing all ordinances or parts of ordinances in conflict herewith and declaring an emergency.

Motion by Robert Morton, second by Billy Embrey to approve Ordinance No. 763, an ordinance annexing certain contiguous tracts of land forming a part of Section 19, Township 17 North, Range 16 East of the Indian Meridian in Wagoner County, Oklahoma; providing for Zoning Classification; making all of said territory a part of Ward 3 of the City of Coweta, Oklahoma; repealing all ordinances or parts of ordinances in conflict herewith and declaring an emergency.

Aye: Steve Garman
Steve Sinclair
Evette Morris
Billy Embrey
Robert Morton

Consideration was given to a motion declaring an emergency, on Ordinance No. 763 making it effective immediately upon publication.

Motion by Robert Morton, second by Billy Embrey, declaring an emergency on Ordinance No. 763 making it effective immediately upon publication.

Aye: Steve Garman
Steve Sinclair
Evette Morris
Billy Embrey
Robert Morton

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Discussion held regarding a possible action on a motion clarifying the Coweta City Council's motion of November 3, 2014, regarding City Council's review and approval of building permits.

Motion by Steve Garman, second by Evette Morris, to approve the clarification of the Coweta City Council's motion of November 3, 2014, regarding City Council's review and approval of building permits.

Aye: Steve Garman
Evette Morris
Billy Embrey
Robert Morton

Nay: Steve Sinclair

Vice-Mayor Billy Embrey stepped out of the meeting at 8:51 p.m., due to a conflict of interest.

Consideration was given to a motion authorizing the Mayor to sign an agreement and other related documents necessary to complete a property transfer from TJT Enterprises, L.L.C., to the City of Coweta (said property located on Lot 5, Block 1, Coweta Crossing South45 subdivision).

Motion by Steve Garman, second by Steve Sinclair, to authorize the Mayor to sign an agreement and other related documents necessary to complete a property transfer from TJT Enterprises, L.L.C., to the City of Coweta (said property located on Lot 5, Block 1, Coweta Crossing South45 subdivision).

Aye: Steve Garman
Steve Sinclair
Evette Morris
Robert Morton

Vice-Mayor Billy Embrey rejoined the meeting at 8:58 p.m.

VII. NEW BUSINESS

There was no new business.

IX. ADJOURNMENT

Mayor Morton adjourned the meeting at 8:59 p.m.



Robert Morton, Mayor

Brittany Long, City Clerk