

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS
PONCA CITY, OKLAHOMA
NOVEMBER 18, 2013

Southwest Business Products E1113067LD

Pursuant to notice as required by law, the Ponca City Board of Commissioners met in work session at 2:00 p.m. in the Commission Chamber at City Hall, 516 E. Grand Avenue, with Mayor Homer Nicholson presiding:

Present: Homer Nicholson, Mayor
R. Mark Macy, Commissioner
Steve Hermann, Commissioner
Lanita Chapman, Commissioner
Craig Stephenson, City Manager
Kevin Murphy, City Attorney
Marc LaBossiere, Finance Director/City Clerk

Absent: Diane Anderson, Commissioner

Others Present: Chris Henderson, Dwaine Vincent, Don Bohon, Tana McKinley, City staff; Tommy Chesnutt, Clement Collogan, citizens.

1. CALL TO ORDER.

Mayor Nicholson called the meeting to order at 2:03 p.m.

2. DISCUSS PROPOSED 2014 AMENDMENTS TO THE PCUA HOUSING INCENTIVE PROGRAM (HIP).

City Manager Craig Stephenson introduced the item, noting that this is the next phase of the current HIP program, and that staff and commissioners have looked closely at whether goals for the program have been met. Staff also met with local appraisers, builders, and bankers to try and determine a model that best meets the needs of the community. Stephenson stated that proposed changes to the current HIP for a 2014 version drives incentives more towards speculative housing development to help get comparative numbers and home values up. Stephenson noted the proposed funding for HIP 2014 is \$170,000 plus any remaining funds from the 2013 HIP.

Development Services Director Chris Henderson elaborated on the proposed program, giving details on reduced incentive for custom homes. Commissioner Hermann arrived at 2:05 p.m. Henderson then reviewed specific changes being proposed, including definition of "custom" and "spec" home and rebate calculation methodology. Discussion ensued with commissioners expressing positive comments. Henderson informed all that as there is no opposition or concerns, the proposed HIP 2014 will be on the November 25, 2013 agenda for consideration.

3. REVIEW THE PENDING APPLICATION FOR CONSTRUCTION OF AN AFFORDABLE "TAX CREDIT" HOUSING PROJECT TO BE LOCATED AT THE NORTHWEST CORNER OF WEST GRAND AVENUE AND WAVERLY STREET.

City Manager Craig Stephenson relayed a request from MACO, the real estate developer currently building a tax credit project on the southeast corner of Waverly and Highland. Development Services Director Chris Henderson detailed the proposed project, to be located at the northwest corner of Waverly and Grand Avenue. With a powerpoint presentation, Henderson reviewed the site plan that includes seven 8-plex, two story buildings, wrapped around a commercial node. Henderson clarified that as this is a tax

credit project; it needs local support, and detailed how that would be met. Discussion ensued with positive comments. Henderson stated the item would be on the November 25, 2013 agenda for consideration.

4. CONSIDER AND DISCUSS PROPOSED LEASE OF PIPELINE EASEMENT TO TERRITORY RESOURCES ON CITY OWNED PROPERTY SOUTHEAST OF LANDFILL.

City Attorney Kevin Murphy gave background that he was approached several months ago by a pipeline company wanting to lay a new four inch natural gas pipeline across land the City owns adjacent to the current landfill. Murphy distributed a map showing the land, which is used for a leachate pond, borrow dirt, and other things. Murphy highlighted an existing pipeline that runs across the land as well as the path of the proposed one. Discussion ensued.

5. COMMENTS FROM MAYOR AND COMMISSIONERS.

Mayor Nicholson complimented the big, beautiful Christmas tree being erected over the fountain on City Hall plaza, and noted the official tree lighting ceremony will be held on Monday, November 25, 2013 at 6:30 p.m.

6. CITY MANAGER COMMENTS.

City Manager Craig Stephenson expanded on the tree lighting ceremony, stating that there will be cookies and brief caroling. Stephenson then informed all that there is a PCDA retreat on the following Thursday, November 21, 2013 and that he would be attending. Stephenson concluded with news of an award the City received on November 15, 2013 in Seattle, from the Digital Cities Survey.

7. ADJOURN.

A motion was made by Commissioner Hermann to adjourn. Commissioner Chapman seconded.

Roll: Yeas; Hermann, Chapman, Nicholson, Macy. Nays; none. Motion carried.

Mayor Nicholson adjourned the meeting at 2:46 p.m.

PASSED IN SESSION AND APPROVED THIS 25TH DAY OF NOVEMBER 2013.



Janita Chapman

VICE MAYOR

ATTEST

Mark Johnson

CITY CLERK