

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS  
PONCA CITY, OKLAHOMA  
MAY 15, 2006

Pursuant to notice as required by law, the Ponca City Board of Commissioners met in regular (work) session at 2:00 p.m. in the Commission Room at City Hall, 516 E. Grand with Mayor Richard Stone presiding:

Present: Richard Stone, Mayor  
Wayne Foxworthy, Commissioner  
Stan Paynter, Commissioner  
Paul Krueger, Commissioner  
Diane Anderson, Commissioner  
Gary Martin, City Manager  
Marc LaBossiere, Finance Director/City Clerk  
Kevin Murphy, City Attorney

Others Present: David Keathly, Bob Miller, David Horinek, Craig Stephenson, Mike Lane, Chris Henderson, Tana McKinley, City staff; Lana Van Cleave, Richard Winterrowd, Jayne Detten, Keith Lawrence, Rich Cantillon, citizens, news press.

1. Mayor Stone called the meeting to order at 2:00 p.m.
2. REVIEW THE CURRENT SCOPE OF THE TEA 21 SIDEWALK REPLACEMENT PROGRAM PLANNED FOR THE CENTRAL BUSINESS DISTRICT.

Community Development Director Chris Henderson began by reviewing the grant project, beginning with previous year activity when the City entered into agreement with the Oklahoma Department of Transportation (ODOT). The grant provides two years for the City to complete the project, or an October 2007 deadline. Commissioner Anderson arrived at 2:03 p.m.

Henderson continued, noting that there had been some discussion about a possible downtown-wide project with the Vision 2020 group that could be done in conjunction with this project. As there is not a proposal imminent and it is time to enter the design phase for the ODOT grant project, it is important that everyone realize once the design is complete we cannot change the scope. Henderson also noted that staff had considered proposing side streets only for the project, hoping Grand Avenue could be completed later, but that ODOT wants to see Grand Avenue included in the scope of this project.

Henderson proposed going forward with the original improvement proposal of select sidewalk replacement improvements throughout downtown on Grand and certain side streets on the first block off of Grand. Discussion of detail ensued, with Henderson qualifying that the proposal includes doing one complete block as the Main Street design recommends, west of the railroad tracks, where full replacement is necessary.

Henderson discussed funding, and noted a hope that the project will come in under budget as some bad areas have already been replaced. Discussion ensued. Commissioner Stan Paynter arrived at 2:18 p.m.

3. RECEIVE CONSTRUCTION BOARD OF APPEALS REVIEW.

Community Development Director Chris Henderson opened by clarifying that the Construction Board of Appeals is not a citizen advisory board, but rather exists as an appeal board whose decisions can only be appealed to district court. Henderson explained that the board is made up of a variety of local experts in construction type fields. Larry Baird is the Chair, and the board has expertise in areas such as plumbing, electrical, mechanical, etc.

Anyone wanting to appeal the way City inspectors apply various codes can appeal the decision to the CBA. Henderson noted that the board meets in an “as-needed” basis, and do not meet very often.

4. RECEIVE BOARD OF ADJUSTMENT REVIEW.

Community Development Director Chris Henderson explained that the Board of Adjustment is a board required by Oklahoma statute, to hear variances on way our code is applied. As opposed to the Construction Board of Appeals it does not address uses, but rather physical issues such as sizes, heights, variances to set-backs, etc. Any appeal of the board’s decisions is taken directly to district court. The board also meets on-call.

5. DISCUSS THE LOGISTICS OF EXTENDING A PUBLIC SEWER TO SERVE THE UNDEVELOPED AREAS OF PONCA CITY LYING EAST OF PECAN ROAD AND NORTH OF PROSPECT AVENUE.

Community Development Director Chris Henderson explained that some time ago there was interest in developing the area north of Prospect, east of Pecan. When all began to look at possibilities for connection of utilities, a variety of options were looked at and analyzed, including extending them under Pecan. Engineering staff put together details on the project and estimated costs to be from \$70,000 to \$130,000. The project is very costly due to potential damages to the nearby apartment complex and the deep line coming into bedrock. Henderson re-iterated that the project cost to extend sewer lines at that point would be the best option and would cost a minimum of \$70,000.

Discussion ensued regarding the extension and Henderson confirmed that developers of the apartment complex, Briar Ridge, and Fieldstone all paid to have sewer lines extended to their sites. More discussion followed regarding platting and the area to be served. Mayor Stone offered to let developer Steve Paresko speak on the matter, to which he declined.

City Manager Gary Martin requested direction from the Commission on the matter. Commission consensus was to proceed no further on the matter.

6. RECEIVE STATUS REPORT OF THE VOLUME INCREASE FOR THE LANDFILL.

Solid Waste Superintendent David Horinek updated the Commission on the status of an effort to gain approval for a height increase at the Ponca City landfill. Horinek stated that staff researched the issue and applied to DEQ for a height increase and therefore an increase

in volume. The increase would also accommodate for any problems that may occur during construction of the new cell. Horinek informed the Commission that the height increase was approved for the whole site, not just the current cell.

7. RECEIVE FACILITIES RENTAL POLICY UPDATES FOR MARLAND ESTATE FACILITIES.

Marland Estate Manager David Keathly began by clarifying that the largest source of operating income at the Marland Estate is rentals of the mansion, which number 150-200 per year. Keathly noted that 80-90% of renters are new to the facility and therefore staff is constantly dealing with new renters, explaining policy, attempting to be fair, all while attempting to maintain a historic property. Keathly explained that over the years, a number of policies have developed.

Keathly then ran through a typical rental timeline, including a process that typically begins one year in advance when Connie goes over contract with the renter, who puts down a deposit of half the fee and cleaning deposit. Then 30 days prior to the event the second half of the rent is due, and rules are again reviewed. Keathly explained that despite all of these reviews, Mansion staff still has problems with renters, and he gave some recent examples.

Keathly explained that over the past year, a committee has looked at rental policies and where necessary, the committee has proposed revisions to eliminate redundant areas and address possible future problems. This has been put together in a logical form, so when people come in to sign contracts, they can have a listing of rules they will be held to. It is common for the renter to be excited about the wedding and not pay attention to contract details. Discussion ensued.

8. COMMENTS FROM CITY MANAGER.

City Manager Gary Martin opened by informing the Commission that the contractor for ceiling and paint restoration at the Marland Mansion has agreed to work four, ten hour days to help avoid conflicts with weekend events. Martin stated that the State of Oklahoma is preparing for the possibility of a bird flu outbreak, and that Paula Cain will be attending some training at the State level.

On matters involving wastewater, Martin discussed a recent study by ConocoPhillips on wastewater infrastructure that flows through their compound, and there are some repairs the City will need to address. Martin then informed the Commission that the City has made a request for compensation for out of pocket expenses for rural firefighting from the State, and approximately \$5,600 has been approved and will be forthcoming.

Martin then relayed news that Community Development Director Chris Henderson attended a seminar recently that addressed possible funding for regional transportation services to cities that are serviced by Greyhound Bus lines. Martin introduced the Commission to Denis Butler, who came to work after City Hall was completed. Martin relayed a series of successes Butler has had regarding City buildings and maintenance.

9. COMMENTS FROM MAYOR AND COMMISSIONERS.

Mayor Stone requested that the south side of Marland's Grand Home be examined, and that it is looking bad. Discussion ensued. Commissioner Anderson reminded the Commission that she has been asked to teach a class at OU on the coming Friday through the following week, and as such will miss the next regular Monday meeting.

Commissioner Krueger requested that in conjunction with the four-laning of 177 North, that City staff remove an abandoned refrigerator from the side of the road. Krueger also noted that while City Manager Gary Martin had been out of town recently for a two week vacation, City business flowed well and consequently he complimented the City leadership.

Commissioner Foxworthy congratulated Martin on his 33<sup>rd</sup> anniversary with the City. Foxworthy also questioned recycling procedures with tin and glass. Solid Waste Superintendent David Horinek responded, and discussion ensued.

Mayor Dick Stone informed the Commission that before Martin left for vacation, he discussed the concept of building a new sports complex in conjunction with the new Community Pool, at a new larger site, and contracting with the YMCA to run it. Stone stated he had taken the liberty to pursue the matter with YMCA representatives, and that he would be attending a YMCA board meeting in the near future. Stone requested Commissioner input on the matter, and relayed a feeling that the public would support the project. Stone also relayed having talked with two people who have some land available, and that 20 acres would probably be required for the project.

Stone also spoke of a recent visit with representatives of the American Legion Children's Home regarding acreage they hold, south of their compound, off of Lake Road. Stone stated that the Reynolds Foundation had made a footprint of a possible recreational complex south of their facility, and that this may be another opportunity. Again, Stone requested Commissioner input.

Lastly, Stone relayed that Foxworthy has a meeting set up with the Ponca City Schools superintendent regarding a possible events center to fill their needs and perhaps replace the Hutchins Memorial Auditorium. Stone again requested Commissioner input.

10. ADJOURN

Mayor Stone adjourned the work session at 3:19 p.m.

*PASSED IN SESSION AND APPROVED THIS 12<sup>TH</sup> DAY OF JUNE, 2006.*

---

MAYOR

ATTEST:

---

CITY CLERK

