

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS
PONCA CITY, OKLAHOMA
JANUARY 25 2006

Pursuant to notice as required by law, the Ponca City Board of Commissioners met in Special (work) session at 3:30 p.m. in the Commissioner's Room of City Hall, with Mayor Stone presiding:

Present: Dick Stone, Mayor
Diane Anderson, Commissioner
Stan Paynter, Commissioner
Gary Martin, City Manager
Marc LaBossiere, Finance Director/City Clerk
Kevin Murphy, City Attorney

Absent: David Cummings, Commissioner
Paul Krueger, Commissioner

Others Present: Wayne Foxworthy, Commissioner-elect; Chris Henderson, Tana McKinley, Don Nuzum, City Staff; David Myers, PCDA; Senator David Myers, George Paczkowski, Linda Brown, Janet Martin, Lee Evans, Keni Ray, Rich Cantillon, Steve Paresko, Cory Bowker, T.L. Walker, Carl Renfro, Tom Quillin, Don Bouldin, Rhonda Skrapke, Wade Lessert, Barry Bickle, Larry Buck, Dan Gilliam, James Smith, Don Williams, citizens; Rod Bolin, Ponca City News.

1. Mayor Stone called the meeting to order at 3:32 p.m.
2. PRESENTATION OF MAYOR'S SYMPOSIUM ON COMMUNITY GROWTH

Mayor Stone welcomed all in attendance, and outlined the purpose for the meeting. City Manager Gary Martin then expanded on the reason for the meeting, as one to address if Ponca City is ready for growth in jobs and housing. Martin recapped how quickly the City had built the Industrial Park in the mid 1990's when economic development brought in Thorn Apple Valley and Sykes. Martin then introduced George Paczkowski, of Conoco-Phillips.

Paczkowski thanked City officials and iterated that communication on housing and community matters is a very positive thing. Paczkowski then read a series of comments made by recent Conoco-Phillips employees who had moved to Ponca City. Paczkowski noted that for him the two most important issues in Ponca City are housing and education.

Martin returned and addressed City infrastructure efforts made in the past ten years, which total approximately \$118,500,000. Martin expressed a feeling that the City has done an excellent job improving Ponca City over the past decade, and reviewed City department's upcoming 10-year capital plan totaling approximately \$136,786,178.

Community Development Director Chris Henderson then reviewed current housing and development trends in Ponca City, including number of houses on the market currently, trends of new construction, and building permits issued. Henderson then reviewed a listing of building permit costs in other cities versus Ponca City, with costs ranging from over \$5,000 in Norman compared with \$279 in Ponca City.

PCDA Director David Myers then addressed the importance of housing to economic development, and reviewed employment statistics. Myers stressed that the bottom line is that we as a community must be prepared and ready to act if new jobs come to Ponca City.

Martin then introduced James Smith, for a realtor's perspective on current housing issues. Smith reviewed some recent statistics. Smith then relayed some observations that he sees, including several retirees that are returning to Ponca City to live and that often people say one thing regarding their needs, and do something totally different.

Next, Martin introduced Wade Lessert, a developer in the area. Lessert confirmed that City costs and procedures are not the bottleneck to housing in Ponca City. Lessert identified high lot costs and low appraisals from local appraisers as two main problems in local development. Discussion ensued on this topic.

Mayor Stone expressed appreciation to all participants and attendees.

3. ADJOURN

Mayor Stone adjourned the meeting at 5:05 p.m.

PASSED IN SESSION AND APPROVED THIS 13TH DAY OF FEBRUARY 2006.

VICE-MAYOR

ATTEST:

CITY CLERK