

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS
PONCA CITY, OKLAHOMA
AUGUST 18, 2014

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
Lanita Chapman, Commissioner
Steve Hermann, Commissioner
Mary Beth Moore, Commissioner
Craig Stephenson, City Manager
Kevin Murphy, City Attorney
Marc LaBossiere, Finance Director/City Clerk

Absent: None.

Others Present: Chis Henderson, Don Bohon, Rob Dick, Johnny Barron, Tana McKinley, Anthony Rogers, Jim Fairbanks, City staff; citizens; Steve Dye, Ponca City News.

1. CALL TO ORDER.

Mayor Nicholson called the meeting to order at 2:01 p.m.

4. REVIEW AND DISCUSS AMENDMENTS TO SPECIFIC DEFINITIONS CONTAINED IN THE CITY'S ZONING ORDINANCE AS THEY PERTAIN TO GASOLINE STATIONS, CONVENIENCE STORES, AND TRUCK STOPS. (item taken out of order)

Development Service Director Chris Henderson reminded all that when the recent zoning petition for the northwest corner of Grand & Waverly item came up, staff prepared background and found that the definitions in our City Code do not include description of ancillary services at truck stops, or other common services such as showers and long term parking. Henderson discussed various sources descriptions of gas stations and truck stops, and referred to a handout given to commissioners with his proposed language to be considered for the Ponca City code, better defining each. Discussion ensued on related criteria for each, different scenarios, enforcement issues, and consensus on a path forward to re-draft the proposal and bring it to the next work session.

2. REVIEW AND DISCUSS A DRAFT ORDINANCE AMENDING THE CITY'S ZONING CODE AS IT RELATES TO THE PARKING AND STORAGE OF RECREATIONAL VEHICLES IN THE FRONT YARD OF A PROPERTY OR RESIDENCE.

Development Services Director Chris Henderson reminded commissioners that the topic has been discussed several times over the years, and most recently earlier in this year. Henderson was then directed to survey other communities to see where parking is regulated and if the regulations are consistent. Of like-size cities surveyed, 16 of 18 had ordinances prohibiting recreational vehicle parking without a hard surface.

Henderson noted that the biggest concern among commissioners had been really big RV's, and that the sidewalk not be blocked nor sight triangle impaired. He explained that the solution seems to be found in a 12 foot set-back requirement from the curb or pavement line where no curb exists, and a limitation on size. Discussion ensued.

3. REVIEW AND DISCUSS A DRAFT ORDINANCE AMENDING THE CITY'S ZONING CODE AS IT RELATES TO THE PARKING AND STORAGE OF MOTOR VEHICLES IN THE FRONT YARD OF A RESIDENTIAL PROPERTY.

Development Services Director Chris Henderson stated that this item followed a similar path as the previous, and that the results of a recent survey of 22 communities revealed that all required hard surface parking with some exceptions. Discussion followed about various additions, offenses, and scenarios.

5. DISCUSS THE MERITS OF CONSTRUCTING A REGIONAL DETENTION STRUCTURE TO REDUCE FLOODING IN THE SELVEY ADDITION IN LIGHT OF DEVELOPMENT PROPOSALS THAT ARE CURRENTLY PENDING FOR UPSTREAM PROPERTY.

Assistant City Engineer John Barron gave a PowerPoint presentation on merits of participating in a regional water detention structure. Barron began with a history of the Selvey subdivision, where development occurred before mapping of the flood plain was done and available. So, at the time when they were platted, neither the developer or City officials had any way of knowing flood concerns existed. When flood maps became available in 1980, Barron pointed out on a map where the flood zone runs through the Selvey addition.

Barron then showed the current flood maps, and reviewed what a 100 year event would do. He emphasized we have an opportunity today to be pro-active, where there is pending development in this area. Barron then reviewed the options to consider, from a large detention area with a dam, down to individual small detention ponds. Discussion ensued on the area, detention options and costs.

6. COMMENTS FROM MAYOR AND COMMISSIONERS.

Commissioner Chapman thanked staff for a very enlightening work session, and noted that it helps for better decision making. Commissioner Macy expressed hope that the discussions help to educate citizens, and that safety of children on Waverly is a top priority. Commissioner Moore stated that she was proud of citizen involvement and that all kept a level head and stayed professional. Mayor Nicholson added that he too values the work sessions and the Commission's ability to get educated and work through issues.

7. CITY MANAGER COMMENTS.

City Manager Craig Stephenson relayed that the 9th Annual Successful Aging Expo had occurred on the previous Saturday, and that approximately 150 residents attended the very good and informative event.

8. ENTERTAIN A MOTION TO ENTER EXECUTIVE SESSION PURSUANT TO TITLE 25 SECTION 307 OKLAHOMA STATUTES FOR PURPOSES OF DISCUSSING THE PURCHASE OR APPRAISAL OF REAL PROPERTY.

At 4:00 p.m., Commissioner Hermann moved to enter executive session to discuss the purchase or appraisal of real property. Commissioner Macy seconded.

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

At 4:38 p.m. the Commission returned to regular session.

9. RETURN TO REGULAR SESSION AND TAKE ANY NECESSARY ACTION, IF APPROPRIATE, ON ITEMS DISCUSSED IN EXECUTIVE SESSION

None.

10. ADJOURN.

Commissioner Macy moved to adjourn the meeting. Commissioner Chapman seconded.
Yeas: Macy, Chapman, Nicholson, Hermann, Moore. Nays: none. Motion carried

Mayor Nicholson adjourned the meeting at 4:38 p.m.

PASSED IN SESSION AND APPROVED THIS 25TH DAY OF AUGUST 2014.



Homer Nicholson
MAYOR

ATTEST:

Mary Johnson
CITY CLERK

