

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS
PONCA CITY, OKLAHOMA
MAY 2, 2011

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
Paul Krueger, Commissioner
Diane Anderson, Commissioner
Lanita Chapman, Commissioner
Bill Flegler, Commissioner
Craig Stephenson, City Manager
Kevin Murphy, City Attorney
Marc LaBossiere, Finance Director/City Clerk

Others Present: David Keathly, Don Bohon, Chris Henderson, Tana McKinley, City staff; Brian Hermanson, Ponca Playhouse; Beverly Bryant, Ponca City News.

1. Mayor Nicholson called the meeting to order at 2:02 p.m.

2. DISCUSS PROPERTY LOCATED AT 120 N. 3RD STREET, PONCA CITY.

City Attorney Kevin Murphy began, outlining the problem with the building, including the brick façade blowing down nearly two years ago and a change in ownership. Development Services Director Chris Henderson noted that he has been working with the Ponca Playhouse, who is the current owner, and board member Brian Hermanson on the issue.

Hermanson reviewed problems with the building and attaining clear title. He stated that most of the liens had been taken care of, but they are waiting on the Oklahoma Tax Commission regarding a lien they have on it. Hermanson explained that the Playhouse has a facilities committee that went over the front of the building on the previous weekend, and again removed any loose bricks. Hermanson also stated that bids for re-construction have been sent out, but none returned back yet. He clarified that the goal of the Playhouse was not to tear the building down, but rather fix it, sell it, and use proceeds for lighting improvements at the current Ponca Playhouse facility. Discussion ensued, with Commission consensus to grant the Playhouse another 60 days to get the building ready for construction, and a status update at the first work session in June.

3. DISCUSS THE INTERLOCUTORY ORDINANCE PASSED MAY 24, 2010, WHICH PROVIDED FOR THE APPLICATION OF SPECIFIC USE STANDARDS REGARDING THE DISPLAY OF TEMPORARY OUTDOOR OFF PREMISE SIGNS, AND DETERMINE IF SAID STANDARDS PROVED TO BE PRACTICABLE AND ENFORCEABLE.

Development Services Director Chris Henderson explained that the ordinance has worked well and that his department cleared many signs at first, with most being from out of town vendors. He stated that there has been fewer signs in recent months as education on the regulation has spread. Henderson recommended going forward with the ordinance as a permanent part of the sign ordinance. Discussion ensued. Consensus was to bring the recommendation to the Planning Commission for consideration, then to the City Commission for consideration, targeted date of May 23, 2011.

4. REVIEW THE CITY'S CURRENT ZONING STANDARDS AS THEY RELATE TO THE PLACEMENT OF ACCESSORY BUILDINGS IN RESIDENTIAL NEIGHBORHOODS, AND DETERMINE IF AMENDMENTS ARE WARRANTED.

Development Services Director Chris Henderson reviewed current City standards for accessory buildings. Henderson then addressed the difference of neighborhood protective covenants and that no City in the State enforces those, but rather they are a matter for district court. Discussion ensued on accessory buildings and options to protect neighborhoods. Consensus was to send the matter to the Planning Commission for consideration and see if some sort of advance notification to neighborhoods would be a good idea.

5. RECEIVE A GENERAL STATUS REPORT FROM THE DEVELOPMENT SERVICES DIRECTOR REGARDING RECENT TRENDS, PRACTICES, AND PROCEDURES IN THE AREA OF CODE ENFORCEMENT, PRIMARILY AS IT PERTAINS TO THE ABATEMENT OF PUBLIC NUISANCES.

Development Services Director Chris Henderson reviewed the numbers on code enforcement activity in the recent year and methods of doing so. Henderson stated an opinion that current resources and enforcement is at a good level for Ponca City. Discussion ensued.

6. COMMENTS FROM MAYOR AND COMMISSIONERS.

Mayor Nicholson expressed gratitude to all in attendance for good discussion on agenda items.

7. CITY MANAGER COMMENTS.

City Manager Craig Stephenson informed commissioners that Highland is closed for construction from 5th to 8th, with the exception of the 7th Street intersection that remains open. Stephenson then reminded commissioners of the City Employee Safety Banquet to be held on May 10, 2011 from 11am to 1pm, and encouraged all to attend.

5. ADJOURN.

Motion by Commissioner Flegler to adjourn was seconded by Commissioner Chapman.
Roll: Yeas; Anderson, Chapman, Nicholson, Krueger, and Flegler. Nays; None. Motion carried.

Mayor Nicholson adjourned the meeting at 3:45 p.m.

PASSED IN SESSION AND APPROVED THIS 23RD DAY OF MAY 2011.

MAYOR

ATTEST:

CITY CLERK

