

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
APRIL 1, 2019 6:00 P.M.

The members of the Coweta City Council met in regular session on Monday, April 1, 2019, at 6:00 p.m. in the Coweta City Hall, 310 South Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Evette Morris, Harold Chance, Steve Sinclair, John McCrackin, Randy Woodward.

COUNCILMEMBERS ABSENT: None.

STAFF PRESENT: Roger Kolman, Ron Cates, Brittany Long, Rob Werley, Chip Cohrs, Julie Casteen, Mike Bell, Greg Edwards, Paula Emmons, Tom Young.

- I. The meeting was called to order by Mayor Morris.
- II. Pledge of Allegiance given.
- III. Roll call taken. Councilmembers present and absent as shown above.
- IV. GENERAL CITY COUNCIL COMMENTS

No City Council Comments.

V. CONSENT

Motion by Harold Chance, second by John McCrackin, to approve consent calendar items:

1. Minutes of the Coweta City Council Regular Meeting held on February 4, 2019.
2. Acknowledged Mayor Morris's nomination of Dennis Sagely to serve as Coweta Municipal Court Judge and Robert "Bob" Perugino as Coweta Alternate Municipal Court Judge, in compliance with Section 6-108 of the Coweta Code of Ordinances.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

VI. OLD BUSINESS

City Attorney Ron Cates stated the procedures and expectations of the hearing then opened the hearing at 6:05 p.m. regarding the appeal of Truco Development, Inc. from a recommendation for denial by the Coweta Planning Commission of a request for rezoning (CZ 19-03) on a parcel of property owned by Truco Development, Inc. The request is to change the zoning of the following described property from RS-1 (Residential Single

Family Classification) to RS-3 (Residential Single Family Classification). The legal description of the parcel of property is "a tract of land being a part of the Northeast Quarter of the Northeast Quarter or the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma." This parcel of property is generally located at the southwest corner of East 131st Street South and South 273rd East Avenue. The parcel of property is approximately 4.38 acres, more or less.

Community Development Director Chip Cohrs stated that the public hearing was held on February 25, 2019 at the Planning Commission Regular Meeting. The Planning Commission voted 3-2 to deny the request for rezone. He stated that it is compliant with the 1994 Comprehensive Plan and was annexed into the City with Ordinance No. 315 with RS-1 zoning. He also mentioned that the current surrounding development included large lots of one (1) to five (5) acre tracts and that RS-3 is not typically intermingled with larger tract development.

Mark Truitt read his appeal and reason for the appeal, which includes the fact that the staff report at the Planning Commission stated that the rezone request is compliant with the current Comprehensive Plan, it meets statutory guidelines, and it is similar with other previously approved subdivisions, such as Sugar Hill, Country Meadows, Timber Ridge Crossing, etc. Finally, he feels like the development will be a high value addition for the area with homes between 1,500 to 1,700 square feet with a value of \$175,000 to \$200,000.

Denver Kimberlain, 13140 S 273rd E Ave, owns the property adjacent to the south. His family purchased the home in 1998 to be able to appreciate the quiet, peace, and low level of light. He is concerned with environmental disruptions in regards to the wildlife and water drainage. He believes his quality of life will be decreased if the rezone is approved.

Randall Marrs, 27100 E 131st St S, expressed concerns over the increased traffic at the school, since there are no shoulders and deep ditches. This development will have an impact to the school.

James Anderson, 13182 S 273rd E Ave, stated that in his review of the property, the City owns a 50' easement and with the easement and setback requirements, he wonders how 20 units will be able to fit in the 4 acres. He also agrees with traffic and water drainage concerns.

Milo Morrison, 26736 E 131st St S, stated that his major concern is the effect it would have on the property values of the surrounding homes.

Chris Ramsey, 13465 S 273rd E Ave, stated that he agrees with everything that has been stated and has nothing more to add.

Kevin Sagely, 12981 S 267th E Ave, stated that he agrees with everything that has been mentioned and that the sign for the rezone was so small that it could not be read from the road. He also stated that the traffic is bad and with 131st St and Highway 51 not having a signal light, it will be a lot more dangerous with an increase of 21 homes.

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Mr. Truitt stated his rebuttal of the fact that the piece of property was for sale for many years and he bought it with the purpose to get a return on investment. He believes it is a reasonable request to be able to develop it with more lots to be able to spread the cost of infrastructure between all units. He also stated that legally the water run-off after development cannot be increased and it is required to maintain the same level. In regards to the size of the sign, he stated that it met the requirements.

City Attorney Ron Cates closed the hearing at 6:31 p.m.

Discussion and possible action on the adoption of Ordinance No. 816, an ordinance amending Ordinance No. 377, rezoning a parcel of property from RS-1 (Residential Single Family Classification) to RS-3 (Residential Single Family Classification). The parcel is located south of East 131st Street South and west of South 273rd East Avenue in the City of Coweta, Wagoner County, Oklahoma as more particularly hereinafter described, repealing all ordinances or parts of ordinances in conflict herewith and declaring an emergency.

Motion by Evette Morris, second by Harold Chance, to deny the adoption of Ordinance No. 816, an ordinance amending Ordinance No. 377, rezoning a parcel of property from RS-1 (Residential Single Family Classification) to RS-3 (Residential Single Family Classification). The parcel is located south of East 131st Street South and west of South 273rd East Avenue in the City of Coweta, Wagoner County, Oklahoma as more particularly hereinafter described, repealing all ordinances or parts of ordinances in conflict herewith and declaring an emergency.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion and possible action on the adoption by the City Council of Coweta, Oklahoma of Resolution 2019-07 supporting the U.S. Census Bureau in its efforts to obtain a complete count for the decennial U.S. census in 2020. City Manager Roger Kolman stated that INCOG wanted all cities to pass this resolution as a reminder to participate in the upcoming census.

Motion by Harold Chance, second by Evette Morris, to approve the adoption of Resolution 2019-07 supporting the U.S. Census Bureau in its efforts to obtain a complete count for the decennial U.S. census in 2020.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

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Discussion and possible action regarding the adoption of Resolution No. 2019-08, a resolution of the City Council of the City of Coweta, Oklahoma adopting amendments to the annual revenues and appropriations for the budget of the City of Coweta, Oklahoma, for Fiscal Year ending June 30, 2019.

Motion by Harold Chance, second by Evette Morris, to approve the adoption of Resolution No. 2019-08, a resolution of the City Council of the City of Coweta, Oklahoma adopting amendments to the annual revenues and appropriations for the budget of the City of Coweta, Oklahoma, for Fiscal Year ending June 30, 2019.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion and possible action regarding that award of the 2019 Street Improvement Project to A & A Asphalt, Inc. in the amount of One Hundred Seventy Four Thousand One Hundred and Three Dollars (\$174,103.00) and authorization for the City Manager to execute all documents related to the project. Public Works Director Rob Werley stated that the City received four (4) bids for the project and A & A Asphalt, Inc was the lowest bidder. He also mentioned that A & A Asphalt, Inc completed the most recent street improvement project the city had.

Motion by Harold Chance, second by John McCrackin, to approve the award of the 2019 Street Improvement Project to A & A Asphalt, Inc. in the amount of One Hundred Seventy Four Thousand One Hundred and Three Dollars (\$174,103.00) and authorized the City Manager to execute all documents related to the project.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

Mayor Morris adjourned the meeting at 6:44 p.m.


Brittany Long, City Clerk




Evette Morris, Mayor