

**Harrah City Council
Regular Meeting
April 16, 2015**

The City Council for the City of Harrah met at 7:00 p.m. on Thursday, April 16, 2015 in the City Council Room at 19625 NE 23rd Street, Harrah, Oklahoma for a Regular Meeting.

Roll Call, Flag Salute & Invocation.

At roll call the following members of the City Council were present: Mayor Larry Fryar, Vice-Chair Kim Bishop, Councilor Tom Barron, Councilor Duane Patterson, and Councilor Sammy Martin. Absent: None. Also present City Manager Earl Burson and City Attorney Robert Thompson. Brandy McKay led the Flag Salute and Earl Burson led the invocation.

Approval of Consent agenda:

- a. Minutes from the [2015.03.19](#) regular meeting and [2015.03.26](#) Special Meeting.
- b. Harrah Senior Monthly [Report](#) March 2015.
- c. Approve payment for TIF in the amount of \$21,861.85 and to whom the payment will be dispersed.

Motion by Councilor Patterson to accept and approve the consent agenda. Second by Vice-Mayor Kim Bishop. Motion carried.

Aye: Patterson, Bishop, Barron, Martin, and Fryar.
Nay: None.

Discussion and possible action regarding items removed from the consent agenda. None.

Review, consideration and possible action regarding:

- a. Treasurer's [Report](#) for March & [Sales, Use, & Franchise Taxes](#).

Motion by Vice Mayor Bishop to accept and approve the treasurer's report. Second by Councilor Tom Barron. Motion carried.

Aye: Bishop, Barron, Patterson, Martin, and Fryar.
Nay: None.

- b. Vote for new vice-mayor according to charter after election.

Vice-Mayor Kim Bishop nominates Councilor Patterson as Vice-Mayor. No other nominations.

Motion by Vice-Mayor Kim Bishop to nominate Councilor Patterson as Vice-Mayor. Second by Councilor Barron. Motion carried.

Aye: Bishop, Barron, Martin, and Fryar.
Nay: None.

Abstain: Patterson.

c. Approve [Ordinance No. 2015.04](#) annexing property at NE 93rd (Britton Rd.) and N. Harrah Rd.

Motion by Councilor Bishop to approve Ordinance No. 2015.04 annexing property at NE93rd (Britton Rd.) and N. Harrah Rd. Second by Councilor Martin.

Aye: Bishop, Martin, Barron, Patterson, and Fryar.

Nay: None.

d. Approve emergency clause for Ordinance No. 2015.04

Motion by Vice-Mayor Patterson to approve the emergency clause for Ordinance No. 2015.04. Second by Councilor Martin. Motion carried.

Aye: Patterson, Martin, Bishop, Barron, and Fryar.

Nay: None.

e. Consider re-zone application by Warren Richardson from A-1 General Agricultural District to C-3 Highway and Open Display Commercial District on property at 17425 NE 23rd St. The Planning Commission recommended denial.

After discussion with the Council and Planning Commission and the owner of the property the recommendation for denial was reconsidered for approval with the stipulations of a verbal commitment from the property owners to ask for the approval and to amend the depth to 400 ft. for fencing as a buffer for residential property. Upon Council approval city attorney will prepare Ordinance No. 2015.09 for the re-zoning of the property.

Motion by Vice-Mayor Patterson to approve the recommendation for re-zoning property at 17425 NE 23rd St. from A-1 General Agricultural District to C-3 Highway and Open Display Commercial District. Second by Councilor Martin. Motion carried. (Ordinance No. 2015-09)

Aye: Patterson, Martin, Bishop, Barron, and Fryar.

Nay: None.

Motion by Councilor Barron to approve the emergency clause for Ordinance No. 2015.09. Second by Councilor Martin. Motion carried.

Aye: Barron, Martin, Bishop, Patterson, and Fryar.

Nay: None.

f. Consider re-zone [Ordinance No. 2015.05](#) re-zoning property by Jon Vann from A-2 Suburban District to R-1A Single Family Dwelling District at 20261 SE 29th St. The Planning Commission recommended approval.

Motion by Councilor Bishop to approve Ordinance No. 2015.05 rezoning property at 20261 SE 29th St. from A-2 Suburban District to R-1A Single Family-Dwelling District. Second by Council Barron. Motion carried.

Aye: Bishop, Barron, Patterson, Martin, and Fryar.

Nay: None.

g. Approve Emergency Clause for Ordinance No. 2015.05.

Motion by Councilor Bishop to approve emergency clause for Ordinance No. 2015.05.

Aye: Bishop, Patterson, Martin, and Barron, and Fryar.

Nay: None.

h. Consider re-zone [Ordinance No. 2015.06](#) re-zoning property by Billy Roberts from A-1 General Agricultural District to C-2 General Commercial District. The Planning Commission recommended approval.

Motion by Vice-Mayor Patterson to approve Ordinance No. 2015.06 re-zoning property at 2497 S. Harrah Rd. from A-1 General Agricultural District to C-2 General Commercial District. Second by Councilor Martin. Motion carried.

Aye: Patterson, Martin, Bishop, Barron, and Fryar.

Nay: None.

i. Approve Emergency Clause for Ordinance No. 2015.06.

Motion by Vice-Patterson to approve emergency clause for Ordinance No. 2015.06. Second by Councilor Bishop. Motion carried.

Aye: Patterson, Bishop, Barron, Martin, and Fryar.

Nay: None.

j. Consider [Ordinance No. 2015.07](#) re-zoning property by Rich DeQuasie from A-1 General Agricultural District to R1-A Single Family Dwelling on property at Triple X and SE 15th St. The Planning Commission recommended approval.

Motion by Vice-Mayor Patterson to approve re-zoning property at Triple X and SE 15th St. from A-1 General Agricultural District to R1-A Single Family Dwelling with the stipulations by the Planning Commission. Second by Councilor Martin. Motion carried.

Aye: Patterson, Martin, Bishop, Arron, and Fryar.

Nay: None.

k. Approve Emergency Clause for Ordinance No. 2015.07

Motion by Councilor Barron to approve the emergency clause for Ordinance No. 2015.07. Second by Councilor Martin. Motioned carried.

Aye: Barron, Martin, Patterson, Bishop, and Fryar.

l. Approve [Ordinance No. 2015.08](#) allowing chickens inside city limits with stipulations in the ordinance.

Motion by Councilor Martin to approve Ordinance No. 2015.08 allowing chickens in the city limits with the following stipulations.

1. At no time shall more than six (6) adult chickens be permitted.
2. At no time shall roosters be permitted.
3. All chicken coops or other facility for keeping chickens shall be enclosed and shall be of such sufficient size and design constructed of such material that it can be maintained in clean and sanitary condition.
4. The construction and location of the chicken coop shall require a permit and shall not

conflict with the requirements of any building code or zoning code of the City and such chicken coop shall be no less than forty feet (40') from the nearest neighboring residence and shall be located on a lot no less than 2,000 square feet.

5. In the maintenance of the chickens, all other ordinances shall be complied with except where in specific conflict with the provisions of this section.

Second by Councilor Bishop. Motion carried 3-2.

Aye: Martin, Bishop, and Fryar.

Nay: Barron and Patterson.

m. Approve emergency clause for Ordinance No. 2015.08.

Motion by Councilor Martin to approve emergency clause for Ordinance No. 2015.08.

Second by Councilor Bishop. Motion carried.

Aye: Martin, Bishop, Patterson, and Fryar.

Nay: Barron.

n. Approve Preliminary Plat for Legacy Pointe (Rich Dequaise) at Triple X Road and SE15th St. with the following stipulations: 1) Dedicate 50 feet for easement. 2) increase cul-de-sac. 3) submit ground water/well study to engineer. 4) fire protection (extra water). 5) additional emergency road exit required. 6) access to property for current homeowners.

Discussion with the council and the property owner they decided to take out stipulations 5 & 6,

Motion by Councilor Martin to approve Preliminary Plat for Legacy Pointe at Triple X and SE 15th with the stipulations recommended from the Planning Commission. Second by Councilor Barron.

Motion carried.

Aye: Martin, Barron, Bishop, Patterson, and Fryar.

Nay: None.

o. Mayor's re-appointment of Neil Gray and Tory Jones to Board of Adjustment.

Motion by Councilor Martin to take Mayor's recommendation and re-appoint Neil Gray and Tory Jones to the Board of Adjustments. Second by Councilor Bishop. Motion carried.

Aye: Martin, Bishop, Barron, Patterson, and Fryar.

Nay: None.

p. Mayor's re-appointment of Park Board Member. (Gage Beavers)

Motion by Councilor Bishop to approve the Mayor's recommendation to re-appoint Gage Beavers to the Park Board. Second by Councilor Barron. Motion carried.

Aye: Bishop, Barron, Patterson, Martin, and Fryar.

Nay: None.

q. **Executive session**: Requested under the provisions of: 25 O.S. Sec. 307 (B)(3) to discuss the purchase real property.

r. **Executive session**: Requested under the provisions of: 25 O.S. Sec. 307 (C)(10) a request for

executive session for the purpose of conferring on the matters pertaining to economic development including the transfer of property, financing, or the creation of a proposal to entice a business to locate within the City of Harrah because public disclosure of the matter to be discussed would interfere with the development of products or services and would violate the confidentiality of the business.

Comments:

CITY MANAGER'S REPORT 4-16-15

- Michele and Jill have returned from the USTI Conference/Training and are pleased with the training they received!!
- Met with Mark Chan of the Catholic Charities to discuss the Emergency Preparedness Fair and visited the Catholic Church, School and Senior Center to see what options are available to hold the Fair at an inside venue!! The decision was made to reserve the Middle School auditorium for the Fair to be held May 4th from 5:00 - 8:00 pm.
- The Senior Citizen Center building new windows project is complete and they are very happy. They are also very happy about receiving an I-Fund Elderly Services grant award check that will be used for transportation costs.
- The Planning Commission meeting held on April 9th was met with a packed City Hall with those who were in opposition to some rezoning on the agenda.
- Continue to be in contact with FEMA and Corp of Engineers regarding Straight Street and flood maps. Progress is extremely slow and at this point not sure it will proceed!
- Joe is getting the sewer camera ready for videoing our system for problem areas.
- Had another developer in my office today wanting to do 35 acres on Harrah Road into a PUD.
- Eastern Oklahoma County Rotary Club meets on Thursday, April 23rd, at 6:30 pm at Old Germany where I will be the speaker providing them with information about Harrah.
- Will be attending an OMAG Board meeting and Luncheon at April 24th!
- Reminder – Citywide Garage Sale runs from 4-30-15 thru 5-3-15.
- You can tell that Spring is here as the calls to reserve the Pavilion are steady! If you have a family gathering, birthday or other function you would like to have at Heritage Park please be sure to contact Patty to reserve your date before the choices are few!!!
- Remember that Administrative Professionals Day is the 22nd of April!! Please remember those ladies in your office who are a valuable asset to you and your office staff.
- **A rainy week is in store for most of Oklahoma!! We sure need it minus the storms and tornados!!**

- a. City Council members
 - Vice-Mayor Patterson: Nothing
 - Bishop: Requested executive sessions and bringing in business to Harrah.
 - Barron: Nothing.
 - Martin: Requested city staff to address the drainage at Heritage Park.
- b. Mayor: Nothing
- c. City Attorney: Nothing.
- d. Staff –[Fire Department Report](#), [Police Dept1](#)

Consideration of new business, if any, which has arisen since the posting of the agenda, which could not have been reasonably foreseen prior to the posting of the agenda. [25 O.S. Section 311.9]

Citizen's Participation

Adjournment

The meeting of the Harrah City Council adjourned at 8:30 p.m.

Mayor Larry Fryar

City Clerk Cindy Pollard