

## Minutes

THE CITY OF TUTTLE COUNCIL MEMBERS MET IN REGULAR WORKSHOP SESSION ON **FEBRUARY 24, 2020 at 6:00 p.m.** IN THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: SCOTT DICKSON, TODD LITTLETON , AUSTIN HUGHES, MARY SMITH AND AARON MCLEROY

MEMBERS ABSENT: NONE

STAFF PRESENT: TIM YOUNG, DAVID PERRYMAN, WENDY MARBLE, AARON SLATTERY, DON CLUCK, BRUCE ANTHONY, MATT MEARS AND SEAN FAIRBAIRN

OTHERS PRESENT: LESLIE WALKER, KEITH SINOR, KIRK ?, TONY BLATT (VIA PHONE)

**CALL TO ORDER** McLeroy called the meeting to order at 6:00 p.m.

**ROLL CALL** Marble called the roll and declared a quorum present

### **ORDER OF BUSINESS**

1. UPDATES, DISCUSSION, and QUESTIONS regarding:
  - a. Potential partnership with the Tuttle Public Schools regarding parks and recreation

**Superintendent Sinor presented Futsal Court partnership proposal between School and City with the location to be at the middle school by the basketball court. Dickson asked who would maintain this. Sinor stated the school would maintain. The initial cost to construct would be 50/50 split between the school and the city. Young asked Perryman about an interlocal agreement and Perryman stated he would prepare this to comply with grant requirements.**

**Scrivener's error was recognized with duplicate letter b. McLeroy skipped letters b-f and moved to Item 2.**
  - b. 2020 Street Program planning

**Young presented finance group is working on this.**
  - b. New Tuttle Police Station planning

**Young presented breaking ground in August possibly. He stated appraisals for collateral should be completed in 3-5 weeks. Lumber building is being cleaned out.**
  - c. Sanitary sewer projects

Perryman discussed easements on proposed property. He stated owners have requested details for the foot print of the sewer plant on the property. Fairbairn presented he is working to get easement document from DCP Gas. Staff and Council discussed placement of plant.

Young presented businesses along SH-4 and SH-37 want sewer. He stated it does not look like it can be up and running until April 2021.

Motion was made at 7:55 p.m. by Dickson, seconded by Littleton to extend the Workshop Meeting one hour to 9:00 p.m. Motion carried as follows:

Aye: Dickson, Littleton, Hughes, Smith and McLeroy

Nay: None

Young presented asking businesses to pay a share of the cost and donate an easement. McLeroy presented commercial impact and tap fees should be increased. Littleton presented to negotiate with the two businesses that are interested, and the City pay the balance. Dickson presented increase fees for all commercial. McLeroy asked about an improvement district and the cost. Perryman stated the cost could be additional \$100,000. Young presented possible improvement districts that have been discussed for residential development. He asked what direction the Council wants to go regarding these businesses. Members stated raise the fees.

d. Oklahoma Legislature

Perryman presented the façade bill will probably pass out of committee. He stated the builders are driving this bill.

e. Financials

Young presented financial information stating sales tax is down again.

f. Other City Manager tasks

None

2. DISCUSSION and related CONSIDERATION approval of Construction Manager contract between the City of Tuttle and Flintco Construction for the new police station

Perryman stated questions need to be discussed with architect. He asked about the difference between the guaranteed max proposal and the lump sum and if there are advantages to one over the other. Kirk stated it can be either way, just whatever the preference of the City. Perryman discussed the competitive bidding act. Kirk stated Flintco can provide all bidding services and the location can be determined. Perryman discussed costs, fees and general conditions. Blatt made suggestions to the general conditions adding the architect as additional insured. Council members noted the cost of the construction manager was \$10,000 less in the contract than in the other documents. Kirk presented that is a discount, he stated this is a partnership.

Motion was made at 6:58 p.m. by Dickson, seconded by Hughes to extend the Workshop Meeting one hour to 7:00 p.m. Motion carried as follows:

Aye: Dickson, Littleton, Hughes, Smith and McLeroy

Nay: None

**Blatt stated he thinks the contract looks good and asked Kirk to send him the changes as discussed. Perryman agreed and recommended City Council make a motion to include both documents.**

**Motion was made by Smith, seconded by Littleton to approve documents A-133 and A-201 approval of Construction Manager contract between the City of Tuttle and Flintco Construction for the new police station; contingent upon changes as discussed being made prior to actual agreement execution. Motion carried as follows:**

**Aye: Dickson, Littleton, Hughes, Smith and McLeroy**

**Nay: None**

**Cluck stated the discount was offered in an email he received but did not get sent to Council members.**

3. DISCUSSION and related CONSIDERATION approval for Cowan Group Engineering to perform survey and geotech work for the new police station site

**Young stated the cost will be approximately \$16,000. Fairbairn stated there will be four borings for the building footprint.**

**Motion was made by Littleton, seconded by Smith to approve Cowan Group Engineering to perform survey and geotech work for the new police station site. Motion carried as follows:**

**Aye: Dickson, Littleton, Hughes, Smith and McLeroy**

**Nay: None**

4. DISCUSSION and related CONSIDERATION approval of right-of-way easement for Public Service Company of Oklahoma for installation of electric poles at Soccer Park

**Slattery presented Public Service Company of Oklahoma needs the easement for power poles. Dickson asked why we are using PSO. Young stated they are much less expensive than OEC.**

**Motion was made by Dickson, seconded by Hughes to approve right-of-way easement for Public Service Company of Oklahoma for installation of electric poles at Soccer Park.**

**Motion carried as follows:**

**Aye: Dickson, Littleton, Hughes, Smith and McLeroy**

**Nay: None**

**Return to Item 1b-f**

5. INFORMATION AND REPORTS

- a. City Manager and Department Reports

- b. Councilmember Reports

**Dickson asked if Perryman reviewed the 2020 plan. Perryman presented the City is not bound by the plan, but it is required to have a plan. He stated the interpretation of relative density is that density is supposed to happen and it would be arbitrary to vote it down. Dickson asked how would the City prevent developers**

from building or buying the property. Perryman stated if the city was not able to provide approval for construction, developers could de-annex the property and then the City would lose all ability for restrictions and protections.

**ANNOUNCEMENTS**

**ADJOURNMENT**

**Motion was made by Littleton, seconded by Smith to adjourn the Workshop Meeting at 8:58 p.m. Motion carried as follows:**

**Aye: Dickson, Littleton, Hughes, Smith and McLeroy**

**Nay: None**

Attest:

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Wendy Marble, City Clerk

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Aaron McLeroy, Mayor