

**Yukon City Council Minutes  
April 3, 2018**

The Yukon City Council met in regular session on April 3, 2018 at 7:00 p.m. in the Council Chambers of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

The invocation was given by Pastor Tom Arnould, Good News Church.

The flag salute was given in unison.

ROLL CALL: (Present)      Michael McEachern, Mayor  
   Earline Smaistrila, Vice Mayor  
   John Alberts, Council Member  
   Donna Yanda, Council Member  
   Richard Russell, Council Member

**OTHERS PRESENT:**

Jim Crosby, City Manager	Doug Shivers, City Clerk
John Corn, Police Chief	Robbie Williams, Triad
Mitchell Hort, Dev. Services Director	Gary Miller, City Attorney
Gary Cooper, IT Director	Shawn Vogt, Fire Chief
Philip Merry, City Treasurer	Dana Deckard, Administrative Assistant
Arnold Adams, Public Works Director	Jerome Brown, IT
Jenna Roberson, PIO	

**Presentations and Proclamations**

None

**Visitors**

None

(Recess as Yukon City Council and Reconvene as Yukon Municipal Authority)

**1A. YMA Consent Docket**

This item is placed on the agenda so the Yukon Municipal Authority, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet with the approval of all Authority Members, that item will be heard in regular order.

**The City Manager recommends a motion to approve:**

- A) The minutes of the regular meeting of March 20, 2018**
- B) Payment of material claims in the amount of \$451,082.50**

The motion to approve the YMA Consent Docket, consisting of the approval of the minutes of the regular meeting of March 20, 2018; payment of material claims in the amount of \$451,082.50, was made by Trustee Russell and seconded by Trustee Alberts.

**The vote:**

**AYES: Yanda, Alberts, Smaistrila, Russell, McEachern**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

- 2A. Consider accepting the low bid from RCB Bank for the financing of a loan(s) for one fire truck and two sanitation trucks and all necessary equipment, as recommended by the City Manager.

The motion to accept the low bid from RCB Bank for the financing of a loan(s) for one fire truck and two sanitation trucks and all necessary equipment, as recommended by the City Manager, was made by Trustee Smaistrila and seconded by Trustee Yanda.

The vote:

AYES: Smaistrila, Alberts, Russell, McEachern, Yanda

NAYS: None

VOTE: 5-0

MOTION CARRIED

- 3A. Consider approving and authorizing the following actions regarding the State Highway 4 Roadway Project for:

- A) Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Nine (9), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 26,976.31 square feet, known as "Parcel No. 21"
- B) Permanent Drainage Easement to the City of Yukon, for a strip, piece or parcel of land lying in the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Nine (9), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 297.56 square feet, known as "Parcel No. 21.1"
- C) Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Eight (8), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 304,317.18 square feet, known as "Parcel No. 22"
- D) Temporary Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Eight (8), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 1,600.00 square feet, known as "Parcel No. 22.1"
- E) Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 389,022.57 square feet, known as "Parcel No. 23"
- F) Temporary Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 84,783.93 square feet, known as "Parcel No. 23.1"
- G) Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 288,637.18 square feet, known as "Parcel No. 25"
- H) Temporary Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 17,953.94 square feet, known as "Parcel No. 25.1"
- I) Payment in the amount of \$440,150.00 to RAF Ranch Real Estate, LLC for the permanent and temporary easements

The motion to approve and authorize the following actions regarding the State Highway 4 Roadway Project for: Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Southwest Quarter (SW ¼) of Section Nine (9), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 26,976.31 square feet, known as "Parcel No. 21"; Permanent Drainage Easement to the City of Yukon, for a strip, piece or parcel of land lying in the Southwest Quarter (SW ¼) of Section Nine (9), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 297.56 square feet, known as "Parcel No. 21.1"; Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE ¼) of Section Eight (8), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 304,317.18 square feet, known as "Parcel No. 22"; Temporary Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE ¼) of Section Eight (8), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 1,600.00 square feet, known as "Parcel No. 22.1"; Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Southeast Quarter (SE ¼) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 389,022.57 square feet, known as "Parcel No. 23"; Temporary Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Southeast Quarter (SE ¼) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 84,783.93 square feet, known as "Parcel No. 23.1"; Permanent Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE ¼) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 288,637.18 square feet, known as "Parcel No. 25"; Temporary Right-of-Way to the City of Yukon, for a strip, piece or parcel of land lying in the Northeast Quarter (NE ¼) of Section Five (5), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, containing 17,953.94 square feet, known as "Parcel No. 25.1"; Payment in the amount of \$440,150.00 to RAF Ranch Real Estate, LLC for the permanent and temporary easements, was made by Trustee Alberts and seconded by Trustee Russell.

Council Member Yanda asked for explanation. Mr. Crosby stated this accepts the Right-of-Ways, pays for the 1,500' of steel fence, replaces 2 drives and covers some corner work.

**The vote:**

**AYES: Alberts, Russell, Yanda, Smaistrila, McEachern**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

(Adjourn as YMA and Reconvene as Yukon City Council)

**1. Consent Docket**

This item is placed on the agenda so the City Council, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet with the approval of all Council Members, that item will be heard in regular order.

**The City Manager recommends a motion that will approve:**

- A) The minutes of the regular meeting of March 20, 2018**
- B) Payment of material claims in the amount of \$593,579.53**
- C) Designating the items on the attached list from the Technology Department as surplus and authorizing their sale, donation or trade**
- D) Setting the date for the next regular Council meeting for April 17, 2018, 7:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.**

The motion to approve the Consent Docket, consisting of the minutes of the regular meeting of March 20, 2018; payment of material claims in the amount of \$593,579.53; designating the items on the attached list from the Technology Department as surplus and authorizing their sale, donation or trade; setting the date for the next regular Council meeting for April 17, 2018, 7:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St., was made by Council Member Yanda and seconded by Council Member Smaistrila.

**The vote:**

**AYES: McEachern, Yanda, Russell, Alberts, Smaistrila**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

**2. Reports of Boards, Commissions and City Officials – No report given.**

**3. Consider approving the Ambulance Service Extension Agreement with CLV Enterprises dba Samaritan EMS, to provide ambulance services to the City of Yukon through June 30, 2018**

The motion to approve the Ambulance Service Extension Agreement with CLV Enterprises dba Samaritan EMS, to provide ambulance services to the City of Yukon through June 30, 2018, was made by Council Member Russell and seconded by Council Member Alberts.

Mr. Crosby stated this extension will continue the original contract through June 30. A new contract beginning with the new fiscal year will be negotiated.

**The vote:**

**AYES: Alberts, Yanda, McEachern, Russell, Smaistrila**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

**4. Consider approving Budget Amendments for Fiscal Year 2018 authorizing the transfer and increase of appropriations**

The motion to approve Budget Amendments for Fiscal Year 2018 authorizing the transfer and increase of appropriations was made by Council Member Alberts and seconded by Council Member Smaistrila.

Mr. Crosby stated these amendments make the necessary corrections to the budget regarding Use Tax as recommended by our Financial Advisor.

**The vote:**

**AYES: McEachern, Russell, Alberts, Smaistrila, Yanda**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

**5. Consider approving Ordinance 1356, an Ordinance amending Ordinance No. 657, Appendix A of the Code of Ordinances of the City of Yukon, Oklahoma, by providing that the zoning designation for a tract of land being a part of the Southwest Quarter of Section 16, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, by utilizing the "R-1 PUD" (Single-Family Residential District Planned Unit Development) "R-2 PUD" (Combined Residential District Planned Unit Development) and "C-3 PUD" (Restricted Commercial District Planned Unit Development); (901 E. Main) and declaring an emergency.**

The motion to approve Ordinance 1356, an Ordinance amending Ordinance No. 657, Appendix A of the Code of Ordinances of the City of Yukon, Oklahoma, by providing that the zoning designation for a tract of land being a part of the Southeast Quarter of Section 16, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, by utilizing the "R-1 PUD" (Single-Family Residential District Planned Unit Development) "R-2 PUD" (Combined Residential District Planned Unit Development) and "C-3 PUD" (Restricted Commercial District Planned Unit Development); (901 E. Main) and declaring an emergency, was made by Council Member Russell and seconded by Council Member Alberts.

**The vote:**

**AYES: Smaistrla, Russell, Alberts, Yanda, McEachern**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

**5a. Consider approving the Emergency Clause of Ordinance No. 1356**

The motion to approve the Emergency Clause of Ordinance No. 1356, was made by Council Member Yanda and seconded by Council Member Smaistrla.

**The vote:**

**AYES: Alberts, McEachern, Yanda, Smaistrla, Russell**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

**6. Consider approving a Planned Unit Development (PUD) for R-1 (Single-Family Residential District), R-2 (Combined Residential District) and C-3 (Restricted Commercial District), with conditions, for the property located at 901 E. Main, as recommended by the Planning Commission**

The motion to approve a Planned Unit Development (PUD) for R-1 (Single-Family Residential District), R-2 (Combined Residential District) and C-3 (Restricted Commercial District), with conditions, for the property located at 901 E. Main, as recommended by the Planning Commission, was made by Council Member Russell and seconded by Council Member Smaistrla.

Billy Patterson, 404 Pascali Court, Rosewood HOA Vice President, listed 3 main concerns: 1. Traffic in neighborhood and on Yukon Parkway; 2. Property values resulting from duplex concerns, narrow lots; and 3. Swimming pool has a fair placement, size of trees. He discussed in detail the items. John Gravitt, Yukon Crossing, discussed the concerns including landscaping, buffers, etc.

Mr. Alberts asked if the 74 lots equal 74 duplexes. Mr. Gravitt stated yes, the single family homes back up to Rosewood and some will face Wal-Mart Neighborhood Market (WMNM). Mayor McEachern asked for the total number of lots. Mr. Gravitt said there are 96 lots. They can work with Rosewood HOA. Ms. Yanda asked about a buffer for the pool. Mr. Gravitt stated the buffer will include a 6' fence, trees and a clubhouse. Mr. Alberts stated the pool issue seems resolved and asked about turn signage. Mr. Crosby stated the developer has agreed to install signage.

Jim Ivey, 4100 Rambling Rose, has concerns with traffic. Duplexes are not good for families whereas single family homes encourage roots. He stated that over 300 cars will be added, they welcomed the WMNM and additional homes create safety issue for kids. Growth is welcomed but not rentals. Additionally turn lanes are a need. Mayor McEachern thanked each resident, appreciated their attendance.

Mr. Alberts asked if a traffic study was done. Mr. Hort stated he felt like one was not required. Staff is currently working on getting Yukon Parkway back on the ACOG list for street widening, in the meantime the City is taking traffic concerns very seriously and the developer is required to pay a fee for the frontage for future widening. Mr. Alberts asked if the widening would be to the North of Hwy 66. Mr. Hort stated yes. Mr. Alberts asked about an outlet to the west. Mr. Hort stated there is no good place to intersect Hwy 66. Mr. Yanda asked about making a road. Mr. Hort stated there is no good crossing.

Phillip Sproul, 4001 Monticello Court, asked about a traffic study, storage units for RVs including crossing traffic and how to access from the east. Mr. Gravitt stated turn lanes will accommodate both cars and RVs. Barry Lodge, Grubbs Consulting, stated there will not be a crossover, RVs must enter westbound only. Mr. Sproul said the decision will be impactful for years, an outlet to the west is needed. Mr. Gravitt cited a shift in trends including millennials being renters, owners are 55 and older.

Jason Clark, 1008 Tea Rose, backs up to Wal-Mart and has concerns regarding construction debris, damage to homes. He asked if there is a plan in place to protect homes and asked if the price and size could change. Mr. Hort stated this could be added to the PUD, already require no vinyl products. Mr. Gravitt stated the difficulty in forecasting pricing. The current price is today's price and don't see material prices decreasing.

Billy Patterson asked if the duplex brick-to-wood was 75/25 too and has concerns on property values. Mr. Gravitt stated the ratio was the same for duplexes.

Additional discussion was held on a traffic study at the request of Mr. Alberts and Ms. Yanda. Mr. Williams stated it would likely take 30-45 days and most likely require the engineer predict flow. Mr. Patterson requested it to include Sundays. Mr. Lodge explained the many different variables to a study. Mr. Russell asked if it would help to have a right-only sign along the west. Mr. Crosby stated it is hard to limit.

Keith Hall, 4004 Monticello Court, stated the church traffic clogs the light at Hwy 66 & Yukon Parkway, so then traffic uses the neighborhood.

Jason Clark, 1008 Tea Rose, stated another church is going in, a study should show if a 2 lane road can handle the volume.

Mr. Lodge stated the issues with traffic are the churches, Wal-Mart. The developer has no control other these issues. Mr. Russell asked if a Right-Only was legal. Mr. Lodge stated it is if spacing is met. Eastbound traffic will go to Yukon Parkway anyway.

Mr. McEachern asked for the status of the project of the widening of Yukon Parkway. Mr. Hort stated work is being done and meeting with ACOG in June.

Rhonda Dennis, Rosewood HOA President, stated they asked for an exit onto Hwy 66 from the start, their main concern. She thanked the council for their efforts. Mr. Gravitt stated they have gone with the recommendations of the City staff and engineers, but not opposed to an exit on Hwy 66 as a neighborhood this size usually has 2 exits. Mr. Crosby asked if an exit on Hwy 66 would resolve the issues. Mr. Hort stated the minimum number of exits/entrances would be 2. Both Mr. Crosby and Mr. Hort stated for safety, ideally 3 would be best.

Council Member Russell amended his motion to include 2 entrances, 1 on Yukon Parkway and 1 on East Main, location determined by staff, seconded by Council Member Alberts.

**The vote to approve the amendment:**

**AYES: Yanda, Smaistrla, McEachern, Russell, Alberts**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

**The vote to approve Item #6 as amended:**

**AYES: Yanda, Russell, McEachern, Smaistrla, Alberts**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

- 7. Consider approving the Planned Unit Development (PUD) for Plaza Shoppes, LLC (915 S. Cornwell Dr.), with conditions, as recommended by the Planning Commission**

The motion to approve the Planned Unit Development (PUD) for Plaza Shoppes, LLC (915 S. Cornwell Dr.), with conditions, as recommended by the Planning Commission, was made by Council Member Yanda and seconded by Council Member Smaistrla.

**The vote:**

**AYES: Smaistrla, McEachern, Yanda, Alberts, Russell**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

- 8. Consider approving a final plat of the Plaza Shoppes, LLC, a part of Block C, Yukon Hills Addition, Second Section, an addition to Yukon, Canadian County, Oklahoma (915 S. Cornwell Dr.), as recommended by the Planning Commission**

The motion to approve a final plat of the Plaza Shoppes, LLC, a part of Block C, Yukon Hills Addition, Second Section, an addition to Yukon, Canadian County, Oklahoma (915 S. Cornwell Dr.), as recommended by the Planning Commission, was made by Council Member Russell and seconded by Council Member Yanda.

**The vote:**

**AYES: Alberts, Russell, McEachern, Yanda, Smaistrla**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

- 9. Consider entering into a Contract for Display of Fireworks with ARC Pyrotechnics, Inc. to perform two fireworks shows, on July 3 and July 4, for a total cost of \$29,900.00, as recommended by the City Manager**

The motion to enter into a Contract for Display of Fireworks with ARC Pyrotechnics, Inc. to perform two fireworks shows, on July 3 and July 4, for a total cost of \$29,900.00, as recommended by the City Manager, was made by Council Member Smaistrla and seconded by Council Member Alberts.

**The vote:**

**AYES: Russell, Smaistrla, McEachern, Alberts, Yanda**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

10. Consider awarding the bid for Public Nuisance Abatement Services for Development Services, to
- A) Mike Bullard for brush hog mowing only for the remainder of the Fiscal Year 17-18 and the contract period of April 6, 2018 through June 30, 2018
  - B) Lawn Pro of OKC for the remainder of the Fiscal Year 17-18 and the contract period of April 6, 2018 through June 30, 2018
  - C) Mike Bullard for brush hog mowing only for Fiscal Year 18-19 and the contract period of July 1, 2018 through June 30, 2019
  - D) Lawn Pro of OKC for Fiscal Year 18-19 and the contract period of July 1, 2018 through June 30, 2019

The motion to award the bid for Public Nuisance Abatement Services for Development Services, to: Mike Bullard for brush hog mowing only for the remainder of the Fiscal Year 17-18 and the contract period of April 6, 2018 through June 30, 2018; Lawn Pro of OKC for the remainder of the Fiscal Year 17-18 and the contract period of April 6, 2018 through June 30, 2018; Mike Bullard for brush hog mowing only for Fiscal Year 18-19 and the contract period of July 1, 2018 through June 30, 2019; Lawn Pro of OKC for Fiscal Year 18-19 and the contract period of July 1, 2018 through June 30, 2019, was made by Council Member Russell and seconded by Council Member Yanda.

Mr. Crosby stated this item is for abatement services, it is more efficient than utilizing the city staff.

**The vote:**

**AYES: Alberts, Russell, Yanda, Smaistrila, McEachern**

**NAYS: None**

**VOTE: 5-0**

**MOTION CARRIED**

11. **New Business** – No new business

12. **Council Discussion**

**Council Member Yanda** had no discussion.

**Council Member Smaistrila** had no discussion.

**Council Member Russell** thanked all in attendance.

**Council Member Alberts** appreciates all those in attendance. Thanked Robbie and Triad for all their hard work.

**Mayor McEachern** gave an event recap: Senior Games, Dinner Theater, Administrative Day Luncheon, Festival of the Child, Bike to Work and Big Trash Day.

13. **Adjournment**

  
Doug Shivers, City Clerk



  
Michael McEachern, Mayor