

THE CITY COMMISSION OF THE CITY OF WOODWARD, WOODWARD COUNTY, OKLAHOMA, MET IN REGULAR SESSION IN THE COMMISSION CHAMBERS OF CITY HALL ON MONDAY, FEBRUARY 5, 2018, AT 7:00 P.M.

(As prescribed by law, meeting notice and agenda were filed with the Office of the City Clerk at 8:05 a.m., and posted at City Hall at 8:20 a.m., on February 2, 2018.)

Mayor Meinders called the Public Hearing to order, declaring a quorum present.

PRESENT:	John Meinders	Mayor
	Steve Bogdahn	Commissioner
	Roscoe Hill	Commissioner
	Michelle Williamson	Commissioner
	John Brown	Commissioner
	Alan Riffel	City Manager
	Catherine Coleman	City Clerk

ABSENT:	Aaron Sims	City Attorney
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The first item on the agenda was a Public Hearing relative to rezoning the East half of Block Thirty-Eight (38), College Addition, Woodward County, Oklahoma, from R-1 (Single-Family Dwelling District) to C-O (Commercial Office District). Justin Stephenson, owner of the property at 1819 8th Street, was present to address any questions. No protests to the rezoning were received.

There being no further discussion, Mayor Meinders adjourned the Public Hearing, calling the City Commission Meeting to order and declaring a quorum present.

Present:	John Meinders	Mayor
	Steve Bogdahn	Commissioner
	Roscoe Hill	Commissioner
	Michelle Williamson	Commissioner
	John Brown	Commissioner
	Alan Riffel	City Manager
	Catherine Coleman	City Clerk

ABSENT:	Aaron Sims	City Attorney
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The Consent Docket was presented to the Commission for consideration.

Items on the Consent Docket were as follows:

- A. Approve minutes of the regular meeting of January 16, 2018.

There being no items removed, Commissioner Brown made a motion, seconded by Commissioner Bogdahn, to approve the Consent Docket as presented.

ROLL CALL

AYES:	Brown, Bogdahn, Hill, Meinders, Williamson
NAYS:	None

The motion carried.

Item three on the agenda was to consider and take action with respect to adoption of Ordinance No. 1663 relative to rezoning the East half of Block Thirty-Eight (38), College Addition to the City of Woodward, Woodward County, Oklahoma, and declaring an emergency. City Manager Riffel explained that this Ordinance would rezone the entire half of Block Thirty-Eight (38), as recommended by the Metropolitan Planning Commission. Discussion included that the requested rezoning was in line with the Envision Plan for that particular area. Commissioner Bogdahn made a motion, seconded by Commissioner Williamson, to adopt Ordinance No. 1663 as presented.

ROLL CALL

AYES: Bogdahn, Williamson, Brown, Hill, Meinders
NAYS: None

The motion carried.

Thereupon, Commissioner Bogdahn made a motion to attach the Emergency Clause to Ordinance No. 1663. The motion was seconded by Commissioner Williamson.

ROLL CALL

AYES: Bogdahn, Williamson, Meinders, Hill, Brown
NAYS: None

The motion carried.

Item four on the agenda was to consider and take action with respect to approval or disapproval of Lease Agreement between the City of Woodward and the Woodward Golf and Country Club. City Manager Riffel explained that the proposal presented by the Club and been reviewed by staff, and that Commissioners Hill and Williamson had participated in meetings with Club President Gene Endersby and Board Member Kenny Heckart to discuss the financial situation of the Club. Commissioners Williamson and Hill addressed the Commission detailing the meetings and options discussed to include a cash advance of \$17,000.00 to pay past due utility bills, payroll taxes, unremitted sales taxes, and workers' compensation insurance premiums, plus a budget consideration of \$20,000.00 contingency to be used only if necessary. The Commissioners expressed that if the payment was advanced, there were specific conditions that would be required of the Club. Following a lengthy discussion, City Manager Riffel explained that the agenda item addressed only the renewal of the proposed lease between the City and the Golf Club, and that any additional action pertaining to finances could be addressed under the New Business portion of the meeting. Commissioner Williamson made a motion, seconded by Commissioner Hill, to approve the lease as presented.

ROLL CALL

AYES: Williamson, Hill, Meinders, Bogdahn, Brown
NAYS: None

The motion carried.

Item five on the agenda was to consider and take action with respect to approval or disapproval of Oil and Gas Lease bid. Bids were properly advertised and opened on January 29, 2018. Assistant City Manager Shaun Barnett recommends awarding the bid to Schonwald Land, Inc., as they presented the only bid meeting all specifications. The bid of \$400.00 per net mineral acre bonus consideration, 3/16 royalty, three year primary term + two year option at \$500.00 per net mineral acre, for approximately 1,259 acres will result in a payment in excess of \$500,000.00. City Manager Riffel explained to the Commission that the funds would be used for

the Airport as the land to be leased is Airport property. Commissioner Brown made a motion, seconded by Commissioner Bogdahn, to award the bid as recommended.

ROLL CALL

AYES: Brown, Bogdahn, Hill, Williamson, Meinders
NAYS: None

The motion carried.

Item six on the agenda was to consider and take action relative to approval or disapproval of Facility Agreement between the City of Woodward and Wheatheart Nutrition Project, Inc. City Manager Riffel explained that this is a six month extension of the current agreement with the only changes addressing supplies and staffing. Commissioner Bogdahn made a motion, seconded by Commissioner Williamson, to approve the Agreement as presented.

ROLL CALL

AYES: Bogdahn, Williamson, Meinders, Hill, Brown
NAYS: None

The motion carried.

Under the New Business portion of the meeting, discussion continued relative to the Woodward Municipal Golf Course. Discussion included the amount of financial assistance to be allocated to the Golf Club and conditions to be required of the Club. Mayor Meinders made a motion that the City advance \$17,000.00 to the Woodward Golf and Country Club, with the required conditions that the Club:

1. Obtain and provide an independent audit of fiscal practices
2. Provide monthly financial statements to the City
3. Immediately evaluate current elected Board members to stimulate positive action.
4. Revise the annual budget to provide funds for debt service and operation expenses.
5. Develop a payment plan to eventually become current on cart lease payments.

Commissioner Williamson seconded the motion.

ROLL CALL

AYES: Meinders, Williamson, Bogdahn, Hill, Brown
NAYS: None

The motion carried.

There being no further business, the meeting was adjourned by the Mayor.

s/ John Meinders
John Meinders, Mayor

s/ Catherine Coleman
Catherine Coleman, City Clerk

Approved this 20th day of February, 2018.

s/ Catherine Coleman
Catherine Coleman, City Clerk