

Capitol-Medical Center Improvement and Zoning Commission

January 23, 2009  
Will Rogers 214

8:15 a.m.

Minutes

Members Present

Randy Ross, Chairman  
Wayne Reid  
Paul Manzelli  
Ginger McGovern  
Tiana Douglas  
Anita Hood

Members Absent

Russell Claus  
Reginald Johnson  
John Johnson  
Casey Davis  
J.R. Caton

Others

Debra Schwartz

Chairman Ross called the meeting to order and after Roll Call said the Minutes were not ready and the Commission would move to Special Public Hearings.

Item 2: Miscellaneous Alleged Zoning Violations: 715 NE 21<sup>st</sup> Street

Chairman Ross said Ms. Martin had a report regarding property owned by Ms. Keels. Ms. Martin said she spoke with Ms. Keels and was told she was working with Bill Fullmer. She said spoke to Mr. Fulmer who said, to date the property inspections were completed and at this point the application was being processing. Ms. Martin said the processing would take approximately 60 days and the next steps would be an estimate of repairs, scope of work, and a walk thru with a contractor. She said the next step would be to talk to the applicant about the proposal and it was at that point the applicant would be told the extent and cost of the repairs and the cost to the applicant. Ms. Douglas asked what was the maximum amount Ms. Keels could receive. Ms. Martin said she believed \$33,500 for the building materials and \$15,000 for labor. Ms. Martin said one of the requirements of the loan was that all necessary repairs be made to the structure. She said Mr. Fullmer stated they would establish a time line, select building materials, contractors, obtain all permits and inspect the work. Ms. Martin said once all financing was in place the project would be put out to bid.

Chairman Ross asked if Ms. Keels had the resources to make the necessary repairs. Ms. Martin said she didn't know but at this point, her family was willing to work with her. She said she spoke to Mr. Weaver the Chairman of the Board of Review and he said in his experience working on project in historic areas similar in nature, it would take at least \$50,000 to repair the roof and another \$50,000 to bring the electrical and plumbing up to code.

Ms. Douglas said since the Commission more or less instructed Ms. Keels to go through this process and she thought she should be given the opportunity to complete the process and wait for the end result before taking any further action. Chairman Ross said he agreed with Ms. Douglas, but in the end would the cost be so extensive that they will not be willing to spend the money. Ms. Douglas said in about 60 days they will have the scope of work and know the exact cost. Ms. McGovern asked if a date of 30 days after receiving the estimate would be

acceptable. Chairman Ross said if the Commission postponed any action until the April meeting that would be 60 days.

Ms. Hood asked Ms. Martin if there was any indication that Ms. Keels could finance the project. Ms. Martin said she didn't know, but this was quite a challenge for someone her age. Ms. Douglas said if the Commission ordered enforcement they wouldn't really get any where and she felt Ms. Keels should be allowed to go through the discovery process to see whether it is feasible or not to make the repairs. Ms. Martin said there were so many complaints to Action Line and the only reason action was not taken was because the property is in an Historic Preservation District. Ms. McGovern asked if it was on the demolition schedule. Ms. Martin said no, but it would be if it wasn't HP. Ms. Douglas made a motion to continue this item until the March meeting. Ms. McGovern seconded. A vote was called and the motion carried with the following votes being cast:

Hood	-	Aye	Douglas	-	Aye
Manzelli	-	Aye	McGovern	-	Aye
Reid	-	Aye	Ross	-	Aye

Item 3: Request by the University of Oklahoma Board of Regents for building permit authorizing the installation of premises identification signage at the Harold Hamm Oklahoma Diabetes Center at 1000 N. Lincoln Boulevard.

Ms. Martin said this request was to install ground mounted identification signage for the O.U. Health Club and the Harold Hamm Oklahoma Diabetes Center. She said the signs would be located along Lincoln Boulevard and the corners of NE 8<sup>th</sup> Street and NE 10<sup>th</sup> Street. Ms. Martin said both signs were locate within the property line and don't impact the right-of-way. Ms. Douglas asked what was the height of the signs. Ms. Martin said 7' x 12'. Ms. Douglas made a motion to approve the request. Ms. Hood seconded. A vote was called and the motion carried with the following votes being cast:

Reid	-	Aye	McGovern	-	Aye
Douglas	-	Aye	Manzelli	-	Aye
Hood	-	Aye	Ross	-	Aye

Item 4: Election of Vice Chairman and Secretary to the Capitol-Medical Center Improvement and Zoning Commission.

Chairman Ross asked for nominations for the election of the officers. Ms. Martin said the current Vice Chairman was John Johnson and the Secretary was Anita Hood. Ms. Douglas asked Ms. Hood if she wanted to continue as Secretary. Ms. Hood said she didn't want to be Secretary this year. Ms. Douglas made a motion to nominate John Johnson as Vice Chairman. Ms. McGovern seconded. Ms. Douglas made a motion to nominate

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J. R. Caton for Secretary. Mr. Manzelli seconded. A vote was called and the motion carried with the following votes being cast:

Hood	-	Aye	Reid	-	Aye
Manzelli	-	Aye	McGovern	-	Aye
Douglas	-	Aye	Ross	-	Aye

Being no further business, the meeting was Adjourned.

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Randy Ross, Chairman

The Minutes of the January 23, 2000 meeting of the Capitol-Medical Center Improvement and Zoning Commission have been reviewed and are presented for your approval.

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Denise Martin, Administrative Officer

NOTICE HAS BEEN FILED WITH THE SECRETARY OF STATE IN ACCORDANCE WITH THE 1977 OPEN MEETING LAW. (Title 25, Sections 301-314 of the Oklahoma Statutes.)