

MINUTES

Special Meeting of the
Nichols Hills City Council
Wednesday, February 8, 2023 at 10:00 AM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 11:07 AM
on the 3rd day of February, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Sody Clements		Present	
Steven J. Goetzinger		Present	
E. Peter Hoffman		Present	

3. Citizens Desiring to be heard
The purpose of this time is to allow members of the public to speak to the City Council on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Items for Separate Vote - General

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Discussion of possible ways to encourage redevelopment along the 1800 Block of Westminster Place.

Mayor Goetzinger spoke of his desire, with the help of the City, to find ways to encourage redevelopment of the 1800 block of Westminster Place.

City Manager Shane Pate reviewed the number and size of the lots along the 1800 block of Westminster Place.

Mr. Kent Hoffman, Kent Hoffman Construction, stated there is a need for smaller one-story homes for people wanting to downsize or young families wanting to move into Nichols Hills. Mr. Hoffman

suggested closing Westminster Place at Greystone to form a cul-de-sac to create a park, with parking.

Mr. Jimmy Motiei, builder with Majestic Homes, stated he thought the City should speak with real estate agents who live in Nichols Hills to determine the property values of the homes. Mr. Motiei thought that if the City or someone would come in and purchase the lots, then it would be more realistic to redevelop the block, knowing that all would be new.

Mr. Tom Krone, Krone Construction Inc., stated he thought that an eight to nine foot wall in the back yard of the homes on the north side of Westminster Place would provide privacy and help secure the area.

Mr. Nathan Vaughn, Harrison Kennedy Homes, spoke of his concerns of being able to build a home, with current codes, and get an appraisal value that young families could afford. Mr. Vaughn agreed that allowing double lots would help.

Mrs. Linda Clark stated she thought enforcing the codes that are in place would help improve the area.

MOTION: Clements moved to direct staff to bring back options to the City Council with ideas to move towards a park on Westminster Place. Hoffman seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sody Clements
SECONDER:	E. Peter Hoffman
AYES:	Clements, Goetzinger, Hoffman

- b. An ordinance deleting Chapter 48 of the Nichols Hills City Code and replacing it with a revised version of chapter 48 retitled "Trees and Vegetation;" repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the City Council.

MOTION: Clements moved to remove the exam requirement in Sec.48-74, but maintain the registration for Landscape Services.

Hoffman seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sody Clements
SECONDER:	E. Peter Hoffman
AYES:	Clements, Goetzinger, Hoffman

- i. Consideration of approval or disapproval of the emergency section of the foregoing ordinance.

MOTION: Hoffman moved to approve agenda item 4b(i) - Emergency clause of the foregoing ordinance. Clements seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	E. Peter Hoffman
SECONDER:	Sody Clements
AYES:	Clements, Goetzinger, Hoffman

5. Adjournment

MOTION: There being no further business, Clements moved to adjourn the meeting. Hoffman seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sody Clements
SECONDER:	E. Peter Hoffman
AYES:	Clements, Goetzinger, Hoffman



Mayor
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma