

**MINUTES OF THE REGULAR MEETING OF
OF THE MOORE CITY COUNCIL
THE MOORE PUBLIC WORKS AUTHORITY
THE MOORE RISK MANAGEMENT BOARD
AND THE MOORE ECONOMIC DEVELOPMENT AUTHORITY
MARCH 16, 2026 – 6:30 P.M.**

The City Council of the City of Moore met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma, March 16, 2026 at 6:30 p.m. with Vice-Mayor Kathy Griffith presiding.

Adam Webb
Councilman, Ward I

Kathy Griffith
Councilwoman, Ward I

Melissa Hunt
Councilwoman, Ward II

Rob Clark
Councilman, Ward II

Sid Porter
Councilman, Ward III

Louie Williams
Councilman, Ward III

PRESENT: Porter, Hunt, Williams, Webb, Griffith
ABSENT: Clark, Hamm

STAFF MEMBERS PRESENT: City Manager, Brooks Mitchell; Assistant City Manager, Jerry Ihler; City Attorney/Risk Manager, Brian Miller; City Clerk, Vanessa Kemp; Community Development Director, Elizabeth Weitman; Emergency Management Director, Gayland Kitch; Finance Director, John Parker; Fire Chief Ryan Marlar; Human Resources Director, Christine Jolly; Information Technology Director, David Thompson; Parks & Recreation Director, Sue Wood; Assistant Police Chief Blake Green; Police Officer, Elexa Sanders; Public Affairs Director/Assistant City Manager, Deidre Ebrey; Public Works Director, Dennis Bothell.

Agenda Item Number 2 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MARCH 2, 2026.
- B) ACCEPT 450 SQ. FT. OF TEMPORARY CONSTRUCTION EASEMENT, FROM VISION SOLUTIONS REALTY, LLC, FOR THE CONSTRUCTION OF THE TELEPHONE ROAD, SW 19TH TO SW 34TH, ROAD CONSTRUCTION PROJECT, PARCEL 14.
- C) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2025-2026 IN THE AMOUNT OF \$2,649,488.14.

Councilman Williams moved to approve Consent Docket Items A-C, second by Councilwoman Hunt. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

Agenda Item Number 3 being:

CONSIDER ADOPTING RESOLUTION NO. 133(26) CHANGING THE STREET NAME OF MANHATTAN DRIVE BETWEEN APPLGATE DRIVE AND SW 42ND COURT IN THE APPLE VALLEY, SECTION 4 AND APPLE GARDENS, SECTION 1 ADDITIONS TO SW 42ND STREET APPLICATION BY MARTY HILEMAN.

Elizabeth Weitman, Community Development Director, stated that on August 18, 2025 the City Council voted to approve Resolution No. 116(25) changing the street name for SW 42nd Street to Manhattan Drive from Applegate Drive to SW 42nd Court. This request was made by the only resident on that segment of the street. Ms. Weitman advised that mobile mapping devices do not recognize this segment of Manhattan Drive, and there is also another segment of SW 42nd Street in the Westermier Farms causing additional confusion. The resident has not seen any improvement in the problem with misdirection. Ms. Weitman stated that the mobile mapping platforms, the post office, and the County have not updated their information. Staff offered to assist in getting the street names at the County and post office updated; however, they have no control over the mobile mapping platforms. Because of this the resident is asking that the street name be changed back to the original name of SW 42nd Street.

Councilman Williams moved to adopt Resolution No. 133(26) changing the street name of Manhattan Drive between Applegate Drive and SW 42nd Court in the Apple Valley, Section 4 and Apple Gardens, Section 1 Additions to SW 42nd Street Application by Marty Hileman, second by Councilwoman Hunt. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

Agenda Item Number 4 being:

CONSIDER APPROVAL OF AMENDMENT NO. 4 IN THE AMOUNT OF \$41,000 TO THE CONTRACT WITH GARVER, LLC FOR ADDITIONAL ENGINEERING SERVICES REQUIRED TO ADDRESS ODOT COORDINATION COMMENTS TO RESUBMIT 90% DESIGN PLANS FOR THE NE 12TH STREET RECONSTRUCTION PROJECT FROM I-35 TO EASTERN AVENUE.

Jerry Ihler, Assistant City Manager, stated that in 2023 two separate projects were proposed to Council. One project was located on Eastern Avenue from NE 9th to just north of Crest and included the intersection of NE 12th and Eastern was being engineered by Garver, LLC. The second project was located at NE 12th from I-35 to Flicker Ridge and was being engineered by Freese and Nichols. The two projects were combined in order to apply for an ACOG grant. The City ultimately received \$7.2 million in ACOG funding which is almost 60% of the total project cost. The design of both projects was 60% complete at the time. Mr. Ihler advised that the City met with ODOT to determine how to complete the design as one project and obtain 90% plans in order to move forward with the project. ODOT determined that the best way to proceed was to reference the 12th Street project as Part "A" and the Eastern Avenue project as Part "B" keeping everything separate. Mr. Ihler indicated that after everything was submitted ODOT decided that this was too confusing and wanted the two projects combined into one set of plans. This required the engineers to combine the plans and omit the reference to Part "A" or Part "B". They also had to establish consistent stationing where the two projects would meet. The agenda item is to approve the amendment to the Garver contract in the amount of \$41,000. The contract with Freese and Nichols would be considered under Agenda Item No. 5.

Councilman Williams moved to approve Amendment No. 4 in the amount of \$41,000 to the contract with Garver, LLC for additional engineering services required to address ODOT coordination comments to resubmit 90% design plans for the NE 12th Street Reconstruction Project from I-35 to Eastern Avenue, second by Councilman Webb. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

Agenda Item Number 5 being:

CONSIDER APPROVAL OF AMENDMENT NO. 4 IN THE AMOUNT OF \$33,500 TO THE CONTRACT WITH FREESE AND NICHOLS, INC. FOR ADDITIONAL ENGINEERING SERVICES REQUIRED TO ADDRESS ODOT COORDINATION COMMENTS TO RESUBMIT 90% DESIGN PLANS FOR THE NE 12TH STREET RECONSTRUCTION PROJECT FROM I-35 TO EASTERN AVENUE.

Councilman Williams moved to approve Amendment No. 4 in the amount of \$33,500 to the contract with Freese and Nichols, Inc. for additional engineering services required to address ODOT coordination comments to resubmit 90% design plans for the NE 12th Street Reconstruction Project from I-35 to Eastern Avenue, second by Councilwoman Hunt. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

Agenda Item Number 6 being:

CONSIDER AUTHORIZING STAFF TO SOLICIT BIDS FOR THE CONTRACTING OF LANDSCAPING SERVICES TO INCLUDE BASIC LANDSCAPING, ENHANCED LANDSCAPING, TREE MAINTENANCE, AND IRRIGATION INSTALLATION/REPAIR WITHIN DESIGNATED AREAS WITHIN THE CITY.

Sue Wood, Parks and Recreation Director, advised that the landscaping bid is to solicit contractors for maintenance and upkeep of City flower beds, streetscapes, and trees at designated locations within the City. Ms. Wood stated that the contract was for year-round maintenance beginning at the end of April with bi-weekly services for the flower beds and streetscapes through November, and monthly services from November through March. This would include planting flowers in flower beds in the spring and fall. Tree maintenance would be a minimum of once a year and on an as-needed basis.

Councilman Williams asked if the City would determine what flowers would be planted. Ms. Wood stated that the type of flowers approved for planting is contained in the contract.

Councilman Williams moved to authorize staff to solicit bids for the contracting of landscaping services to include basic landscaping, enhanced landscaping, tree maintenance, and irrigation installation/repair within designated areas within the City, second by Councilman Webb. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

THE CITY COUNCIL MEETING WAS RECESSED AND THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS CONVENED AT 6:42 P.M.

Agenda Item Number 7 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE PUBLIC WORKS AUTHORITY MEETING HELD MARCH 2, 2026.
- B) ACCEPT ODEQ PERMIT NO. ST000014260006 AUTHORIZING CONSTRUCTION OF THE WWTP HEADWORKS IMPROVEMENTS SYSTEM.
- C) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2025-2026 IN THE AMOUNT OF \$683,815.67.

Trustee Hunt moved to approve Consent Docket Item A-C, second by Trustee Williams. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

THE MOORE PUBLIC WORKS AUTHORITY MEETING WAS RECESSED AND THE MOORE RISK MANAGEMENT MEETING WAS CONVENED AT 6:42 P.M.

Agenda Item Number 8 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE RISK MANAGEMENT MEETING HELD MARCH 2, 2026.
- B) APPROVE AND RATIFY CLAIMS AND EXPENDITURES FOR FY 2025-2026 IN THE AMOUNT OF \$419,235.41.

Trustee Hunt moved to approve Consent Docket Items A-B, second by Trustee Porter. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

THE MOORE RISK MANAGEMENT MEETING WAS RECESSED AND THE MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING WAS CONVENED AT 6:43 P.M. WITH VICE-MAYOR GRIFFITH PRESIDING:

Agenda Item Number 9 being:

ROLL CALL

PRESENT: Porter, Hunt, Williams, Webb, Griffith
ABSENT: Clark, Hamm

Agenda Item Number 10 being:

CONSENT DOCKET:

- A) RECEIVE AND APPROVE THE MINUTES OF THE REGULAR MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING HELD FEBRUARY 17, 2026.

Trustee Williams moved to approve Consent Docket Item A, second by Trustee Hunt. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

Agenda Item Number 11 being:

CONSIDER APPROVAL OF A DEVELOPMENT AND FINANCING ASSISTANCE AGREEMENT BY AND BETWEEN THE MOORE ECONOMIC DEVELOPMENT AUTHORITY, PROJECT STAR REAL ESTATE INVESTMENTS, LLC AND SCANNELL PROPERTIES #767, LLC.

Deidre Ebrey, Assistant City Manager, stated that the item is for consideration of a development financing agreement with the City of Moore/Moore Economic Development Authority, a developer, and a prospective new business. Ms. Ebrey advised that the subject site is located north of NE 27th Street (north of First Baptist Church Moore) and between the I-35 access road and Pole Road. The developer is purchasing a 50-acre tract of land of which 23-acres will be sold to the prospective company. She stated that the economic impact this development, and specifically the prospective company will have on Moore and Cleveland County, is significant. Therefore, the City in concert with the Cleveland County Industrial Authority are working together to offer meaningful incentives to make this project a reality. Under the agreement the City, with assistance from the County, will offer up to \$11 million in infrastructure improvements and up to \$3 million in cash incentives at the completion of the client's sixth year on the site. Ms. Ebrey advised that John Lenio, Vice-Chairman and head of CBRE's site selection team in Arizona, is here representing the company. Mr. Lenio will be addressing the City Council regarding the item.

Mr. Lenio stated that they represent a company who has been operating within the greater Oklahoma City region for 37 years and is looking to expand. The firm is a Fortune 100 global pharmaceutical distributor. Mr. Lenio advised that they have been working with the City for almost a year trying to identify locations within the community where they can construct a state-of-the-art highly automated 300,000 square foot facility. The facility will be automating fulfillment of orders that is then shipped out to hospitals, physician groups, and clinics every day. Mr. Lenio stated that they have identified the site on Pole Road as ideal for their operation. They have partnered with the City, Cleveland County, the Oklahoma Department of Commerce, and the Oklahoma Finance Authority for the past year to help create the best economic opportunity for his client. He stated that the company will own the facility. The capital budget is estimated at \$179 million, most of which is in the automated equipment. They are upgrading their current facility in Oklahoma City. He advised that once the facility is up and running it would house approximately 200 employees with an average salary above the quality jobs state average at around \$48,000 to \$50,000 a year. From a timing perspective, if the company chooses to close on the site they hope to do so by the end of March with construction starting within the next two months. He stated that construction should be completed by the summer of 2027. After that the company spends about 18 months installing equipment and calibrating all the robotics. Ideally, they will go live at the end of 2028. He indicated that they work site selection projects globally, one for this company and many other companies that with CBRE, and he wanted to give kudos to the City, Cleveland County, and their state partners. Everybody has basically been on the ball from day one working in concert to solve problems together. The client is very, very pleased with the reception they have received from the

community and from all the partners. Mr. Lenio stated that it is evident that everyone wants this project. He closed his presentation by offering to answer any questions from the City Council.

Councilwoman Hunt asked if the City would recoup the funds that we are putting in through sales tax. Mr. Lenio advised that it would be sales tax and property tax revenue. Councilman Porter asked what would be the funding source. Deidre Ebrey, Assistant City Manager, stated that with the Tax Increment Financing ("TIF") District the City would receive the incremental revenues from the property taxes to pay for this project. Ms. Ebrey advised that ordinarily the property taxes go to the County which are then dispersed among the taxing entities. She stated that every taxing entity serves on the TIF committee and agree that the TIF is needed and necessary and therefore, the property taxes are captured from where it is currently, at zero. Every layer of value that gets added onto that property gets captured and that is the dollars that we are allowed to use for the project. She indicated that the City would receive the property taxes for a specified period of time or until everything is paid off. Ms. Ebrey stated that in response to Councilman Porter's question about the funding sources, originally it would be the City and there will be budgeted items for most of the infrastructure projects. The projects would include the improvement and widening of Pole Road, signalization of Pole Road, a new road that connects Pole Road to the access road, and providing water and sewer service to the area. She added that the County has agreed to loan the City \$3.5 million who will get paid back with interest from the TIF proceeds and the remaining money will be City funded that will reimbursed from the TIF proceeds.

Councilman Williams stated that when the TIF expires it will be net zero. Ms. Ebrey indicated that this is a significant generator of tax. The City will receive 100% of the sales tax that is generated from the construction of the project which is estimated to be over \$4 million. That money will go directly to the City before the project opens for business. Councilman Porter asked where the TIF money will go and if 100% of it will go toward this. Ms. Ebrey indicated that they haven't decided yet because the TIF is just being created and they haven't had the first meeting. Some of the entities are present. It would be the County Assessor and Moore Public Schools. At times the school district does ask for a portion to come back to them. But we haven't been asked for that and we haven't offered that. She said at this point it is 100% unless they would ask for a small percentage to come back to them instead of going toward the TIF. The length of the TIF is only as long as it takes to recoup those dollars. They have run projections which show a nine year to ten year range; however, they might do eleven years and then get out early. It is easy to do because once it is paid off the TIF is completed. Councilman Porter asked if the City would have to pay the County back for the loan plus interest. Ms. Ebrey advised that the City would pay it back from the money that has accrued from the property taxes from the TIF.

Brooks Mitchell, City Manager, advised that the advantage of the TIF is, with the exception of the sales tax that was mentioned on the equipment, this is a straight forward TIF and the fact that the repayment source will be the added incremental value and the property value which is the overwhelming majority of the revenue that over nine to ten years will repay everything that has been spent. Mr. Mitchell stated that the City is not counting on other businesses to come in and generate revenue through retail, just the incremental increase in the value of the land and property will take care of the money spent. Councilman Porter asked if the loan from the County would be delayed until something starts on the site. Ms. Ebrey indicated that they will work with the County at their pace for what is needed. Administrative fees, interest, and staff's time spent on the project is also recouped through the TIF. He asked if the road will be constructed by them and the City will pay for it. Ms. Ebrey indicated that the developer will build one of the roads that connects the access road to Pole Road, and the City will construct the Pole Road improvements and the intersection of 27th and Pole Road. Councilman Porter asked if there was a specific amount that the perspective company will receive from the City for building in this area. Ms. Ebrey stated that there would be. She added that the Department of Commerce is allowing them to do a five-year tax exemption. Although the company will not pay taxes for five years, the State will make us whole on those taxes in lieu of the company. Councilman Porter asked when the name of the company would be revealed. Mr. Lenio stated that the name of the company would be revealed when they close on the property which is anticipated to occur at the end of March.

Vice-Mayor Griffith asked what the developer's next steps would be if the item is approved. Ms. Ebrey indicated that the developer would move forward as they would on a normal development. She stated that they have been working with Community Development and have submitted plans for the project which have been approved by the Planning Commission. Ms. Ebrey felt they should be ready to start.

Trustee Williams moved to approve a Development and Financing Assistance Agreement by and between The Moore Economic Development Authority, Project Star Real Estate Investments, LLC and Scannell Properties #767, LLC, second by Trustee Webb. Motion carried by majority vote.

Ayes: Hunt, Williams, Webb, Griffith
Nays: None
Abstentions: Porter
Absent: Clark, Hamm

THE MOORE ECONOMIC DEVELOPMENT AUTHORITY MEETING WAS RECESSED AND THE CITY COUNCIL MEETING RECONVENED WITH VICE-MAYOR KATHY GRIFFITH PRESIDING:

Agenda Item Number 12 being:

NEW BUSINESS:

A) CITIZENS' FORUM FOR ITEMS NOT ON THE AGENDA.

Destiny Bivens, 1109 S. Howard Avenue, stated that she has owned the Thrive Early Learning Center in Moore for a little over a year. She stated that childcare in Oklahoma is in crisis. She is aware of two daycares that closed in December. The Licensed Childcare Association ("LCA") has come up with a proposal to go to their legislators that would help them keep their doors open. It isn't going to cost the State anything but it will help them stay in business until DHS can figure out their budgeting. She appeared before Council to see if they can assist in getting the proposal to committee. If the majority of them get hit in April with a \$5 a day cut per child and in July they are cutting the number of families that will be able to get DHS, they will lose more business and potentially have to close. It was suggested that Ms. Bivens forward the information on the proposed legislation to everyone on the Council.

Jason Clayton, 1940 N. Broadway, stated that he was advocating for childcare to bring awareness about what the DHS cuts will do to the centers in Moore and around the State. Mr. Clayton advised that he and his wife Angie own two childcare centers and are having the same issues that Ms. Bivens spoke about. They have 120 children enrolled in Moore, the other center is located in Tecumseh with a 116 license capacity. In November DHS cut their funding by \$5 a day on school age children. They also cut those children age 9 to 12. The first cut in November cost each of their centers about \$6,000 per month. The next cuts in April will be \$5 a day per child across the board from infants to 8 years of age. That will also cost them another \$6,000 to \$7,000 per center. So during a six-month time span they will be losing around \$10,000 or more per center. They cannot cut employees because there is a DHS ratio that they have to meet. Mr. Clayton advised that there are 56 daycares in Moore caring for approximately 3,000 children. When the cuts happen in April there will be a lot of daycares shutting down because they cannot make it financially. Some of the parents do not have the funds to pay for daycare and will have to either quit their job or send their children to a place that may not be licensed and has no oversight. They were at the legislature last week and attended again today to speak but they weren't receptive. Mr. Clayton commented that they are not babysitters, their centers offer early childhood development. The children learn to read, write, and interact with other children. By the time they are school age they are already prepared. He stated that there are others in attendance who are in the daycare industry. Mr. Clayton asked for the help of Council in getting the issue heard.

B) ITEMS FROM THE CITY COUNCIL/MPWA TRUSTEES.

There were no items from the City Council.

C) ITEMS FROM THE CITY/TRUST MANAGER.

Brooks Mitchell, City Manager, announced that the budget meetings with staff will begin tomorrow.

Agenda Item Number 13 being:

ADJOURNMENT

Councilwoman Hunt moved to adjourn the City Council meeting, second by Councilman Williams. Motion carried unanimously.

Ayes: Porter, Hunt, Williams, Webb, Griffith
Nays: None
Absent: Clark, Hamm

The City Council, Moore Public Works Authority, Moore Risk Management, and Moore Economic Development Authority meetings were adjourned at 7:07 p.m.

TRANSCRIBED BY:

RHONDA BAXTER, Executive Assistant

FOR:

ADAM WEBB, MPWA Secretary

These minutes passed and approved as noted this ____ day of _____, 2026.

ATTEST:

VANESSA KEMP, City Clerk