

AGENDA
CITY COUNCIL SPECIAL MEETING
6:30 PM April 7, 2025
NOBLE CITY HALL 304 S. Main Street, Noble, Oklahoma

CALL TO ORDER AND ROLL CALL

Mayor Phil Freeman: P A; Vice-Mayor Forrest Mitchell: P A; Council Member George Scherer: P A;
Council Member Bernard Rabbitt: P A; Council Member Chad Terrill: P A.

MAYOR'S AFFIRMATION

"Notice of the Meeting was properly given and posted in all respects in compliance with the Oklahoma Open Meeting Act as shown by the records of the City Clerk"

APPROVAL OF AGENDA

A motion changing the sequence of items if desired by Council.

OPENING

1. Nomination and vote to select a Vice-Mayor for the City of Noble.
2. Public Comments are allowed here for items not on the regular agenda. Council shall make no decision and will take no action. The matter may be referred to the City Manager or scheduled for discussion at a later date. Those addressing the Council are requested to identify themselves by name.
3. City Manager's report.
4. Council Member comments and inquires.

CONSENT AGENDA

5. Approval of payroll.
6. Approval of claims.
7. Approval of minutes from the March 17, 2025 special meeting.
8. Approval to accept improvements for the City of Noble City Hall Re-Roof project performed by Kennedy Construction.
9. Approval to accept improvements for the City of Noble Public Library Re-Roof project performed by Bill Johnson Construction.
10. Consideration and possible action regarding the approval of lift station plans submitted by STK Development, LLC for Post Oak Canyon and future developments in Section 23.

OTHER BUSINESS

11. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of Awarding of the Bid for the purchase of \$510,000 City of Noble, Oklahoma Noble Emergency Medical Service District General Obligation Limited Tax Bonds, Series 2025 of the City of Noble, Oklahoma, and vote to award said Bonds to the lowest bidder complying with the Notice of Sale and Instructions to Bidders or to reject all Bids.
12. Discussion, Consideration and Possible Action, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of Ordinance No. 619 of the City Council of the City of Noble, Oklahoma providing for the issuance of City of Noble, Oklahoma Noble Emergency Medical Service District General Obligation Limited Tax Bonds, Series 2025 in the sum of \$510,000 by the City of Noble, Oklahoma, authorized at an election duly called and held for such purpose; prescribing form of Bonds;

providing for registration thereof; designating the Registrar for the issue; providing for levy of an annual tax for the payment of principal and interest on the Bonds and fixing other details of the issue; approving the forms of a Continuing Disclosure Agreement and an Official Statement; establishing the City's reasonable expectation with respect to issuance of tax-exempt obligations for calendar year 2025 and designating the Bonds as qualified tax-exempt obligations; authorizing executions and actions necessary for the issuance and delivery of the Bonds; and declaring an emergency.

13. Consideration and possible action to determine that an emergency exists regarding Ordinance 619 and that this ordinance be declared to be effective immediately upon its adoption.
14. Consideration and possible action regarding a management and lease agreement with the Noble Youth Soccer Association for use of the Noble Soccer Complex.
15. Public hearing regarding an amendment to Chapter 12 of the City of Noble Code of Ordinances to remove platting as a requirement for rezoning requests for new non-residential zoning districts.
16. Consideration and possible action regarding an amendment to Chapter 12 of the City of Noble Code of Ordinances to remove platting as a requirement for rezoning requests for new non-residential zoning districts.
17. Public hearing regarding a rezoning application from WR RE, LLC to rezone a 16-acre property at the northwest corner of Cemetery Road and US Highway 77 from Agriculture (A-1) to Community Commercial (C-3) (**Legal:** A tract of land in the Southwest Quarter (SW1/4) of Section Thirty-Five (35), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, dated January 29, 2025, using a Deed bearing of S89°57'26"W between existing monuments on the South line of said SW1/4 as a Basis of Bearing, said tract further described as: COMMENCING at the Southwest Corner of said (SW1/4); Thence N89°57'26"E, along the South line of said (SW1/4), for a distance of 1455.00 feet to the POINT OF BEGINNING. Thence N00°21 '34"E, for a distance of 990.45 feet to the North line of a Tract of land Described by a Warranty Deed filed in Book 5307, page 851; Thence N89°55'38"E, Along the North line of said tract described in Book 5307, Page 851, for a distance of 377.10 feet to the West Right-of-Way of US Highway #77 as filed in Book 4799, Page 44; Thence along the said Right-of-Way for the next 5 calls; Thence S34°00'52"E a distance of 1106.22 feet; Thence S34°01'08"W a distance of 28.03 feet; Thence S89°57'35" W a distance of 142.29 feet; Thence S75°42'22"W a distance of 69.05 feet; Thence S00°51'02"W a distance of 33.00 feet to the South line of said (SW/4), said point being located S89°57'26"W a distance of 405.99 feet from the Southeast corner of said (SW/4); Thence S89°57'26"W along the South line of said Southwest (SW/4) a distance of 776.76 to the POINT OF BEGINNING. Containing 15.95 acres more or less and subject to easements and rights-of-way of record.)
18. Consideration and possible action regarding a rezoning application from WR RE, LLC to rezone a 16-acre property at the northwest corner of Cemetery Road and US Highway 77 from Agriculture (A-1) to Community Commercial (C-3) (**Legal:** A tract of land in the Southwest Quarter (SW1/4) of Section Thirty-Five (35), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, dated January 29, 2025, using a Deed bearing of S89°57'26"W between existing monuments on the South line of said SW1/4 as a Basis of Bearing, said tract further described as: COMMENCING at the Southwest Corner of said (SW1/4); Thence N89°57'26"E, along the South line of said (SW1/4), for a distance of 1455.00 feet to the POINT OF BEGINNING. Thence N00°21 '34"E, for a distance of 990.45 feet to the North line of a Tract of land Described by a Warranty Deed filed in Book 5307, page 851; Thence N89°55'38"E, Along the North line of said tract described in Book 5307, Page 851, for a distance of 377.10 feet to the West Right-of-Way of US Highway #77 as filed in Book 4799, Page 44; Thence along the said Right-of-Way for the next 5 calls; Thence S34°00'52"E a distance of 1106.22 feet; Thence S34°01'08"W a distance of 28.03 feet; Thence S89°57'35" W a distance of 142.29 feet; Thence S75°42'22"W a distance of 69.05 feet; Thence S00°51'02"W a distance of 33.00 feet to the South line of said (SW/4), said point being located S89°57'26"W a distance of 405.99 feet from the Southeast corner of said (SW/4); Thence S89°57'26"W along the South line of said Southwest (SW/4) a distance of 776.76 to

the POINT OF BEGINNING. Containing 15.95 acres more or less and subject to easements and rights-of-way of record.)

19. Presentation by City Planner Michael Glessner regarding the NexCo Pavement Condition Index (PCI) study.

ADJOURN Time:

The undersigned received notice of the Special Meeting referenced herein prior to Thursday, April 3rd, 2025, at 6:30 o'clock p.m., and this Notice of Special Meeting and Agenda was posted in prominent public view at City Hall (the location of the meeting), prior to 6:30 o'clock p.m. on Friday, April 4th, 2025.

Posted at 3:30 PM on April 3rd, 2025.

By: Julie Lefler
Julie Lefler, City Clerk
City of Noble, Oklahoma

(SEAL)

