



association of central oklahoma governments

Chair Mark Sharpton
Logan County Commissioner

Vice-Chair Willa Johnson
Oklahoma County Commissioner

Secretary/Treasurer Kathy Walker
Nichols Hills Councilmember

Executive Director
Zach D. Taylor

AGENDA

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

AREAWIDE PLANNING AND TECHNICAL ADVISORY COMMITTEE

November 8, 2007

9:00 a.m.

**ACOG Conference Room
21 E. Main St.
Oklahoma City, Oklahoma 73104**

I. CALL TO ORDER

II. APPROVAL OF MINUTES (ATTACHMENT II)

III. ELECTION OF 2008 APTAC OFFICERS (ATTACHMENT III)

Action Requested: Receive report from Nominations Committee and elect new Chairman and Vice Chairman.

IV. APTAC MEETING SCHEDULE FOR 2008 (ATTACHMENT IV)

Action Requested: Consider recommending that APTAC approve the proposed 2008 APTAC meeting schedule.

V. SAFE ROUTES TO SCHOOL PROGRAM (SRTS) WORKSHOP, THURSDAY, DECEMBER 6, 2007 (ATTACHMENT V)

Action Requested: None. For information only.

VI. 2007 ECONOMIC CENSUS (ATTACHMENT VI)

Action Requested: None. For information only.

VII. EDMOND PLAN IV ([ATTACHMENT VII](#))

Action Requested: None. For information only.

VIII. NEW BUSINESS

IX. ADJOURNMENT

MINUTES

**Areawide Planning and Technical Advisory Committee
September 13, 2007
9:00 a.m.**

The fourth meeting of the Areawide Planning and Technical Advisory Committee for the calendar year 2007 was convened on September 13, 2007 at 9:00 a.m. in the Board Room of the ACOG offices, 21 E. Main Street, Suite 100, Oklahoma City, Oklahoma. This meeting was held as indicated by notice filed with the Oklahoma County Clerk, and by notice posted at the ACOG offices as least twenty-four hours prior to the meeting.

PRESIDING

Elizabeth Jones, Chairperson City of Moore

MEMBERS PRESENT

Mark Seibold	City of Choctaw
Anais Star	City of Midwest City
Joyce Green	City of Norman
Wayne Stenis	City of Norman
Erik Brandt	Oklahoma County
Tyler Gammon	Oklahoma County
Doug Shivers	City of Yukon

GUESTS PRESENT

Thomas Kuntz Benham Co.

STAFF PRESENT

Lisa Kehoe, Associate Planner, TPDS	ACOG
Andrea Weckmueller-Behringer, Assoc. Planner, TPDS	ACOG
Alicia Nicely, Associate Planner	ACOG
Pong Wu, Associate Planner	ACOG
Ellen Owens, Department Secretary, TPDS	ACOG

I. CALL TO ORDER

Chairperson Jones called the meeting to order at 9:05 a.m.

II. APPROVAL OF MINUTES

Tyler Gammon made a motion to approve the minutes of the July 12, 2007 meeting. Mark Seibold seconded the motion and, with the vote, the motion passed.

III. APPOINTMENT OF NOMINATIONS COMMITTEE TO NOMINATE THE NEXT APTAC OFFICERS

Elizabeth Jones informed the Committee that a Nominations Committee was being formed in order to select the next Chair and Vice-Chair of APTAC. The names put forward for the Nominations Committee were Elizabeth Jones, Tyler Gammon, Mark Seibold, and Erik Brandt. Ms. Jones said the Nomination Committee would meet to discuss the recommendations and these would be announced at the next APTAC meeting.

IV. 2010 CENSUS LOCAL UPDATE OF CENSUS ADDRESSES (LUCA) TRAINING

Ms. Kehoe mentioned that a formal invitation was sent to each entity regarding the 2010 Census Local Update of Census Addresses (LUCA) Workshop which will be held here in the ACOG offices on October 23, 2007 from 9:00 a.m. to 12:00 noon. She said that Jeff Wallace is no longer with the Oklahoma Department of Commerce (ODOC) and that Steve Barker is now the contact person. His telephone number is 815-5182 and email address is steven_barker@okcommerce.gov.

Mark Seibold commented that the forms he has received indicate that everything must be done by October 31. He said he has a good description of the scope of work but asked if there will be more information about the responsibilities each individual will have. He said that what he has read so far is extremely vague. Ms. Kehoe recommended calling Steven Barker for answers to those types of questions.

V. CHOCTAW TOWN CENTER REDEVELOPMENT PROJECT

Mark Seibold gave a presentation on the Town Center Redevelopment Project in Choctaw. He said that a licensed architect in the state approached the City of Choctaw with this project almost two years ago. He indicated that the first year was spent assessing what was developing in the city and finding out what its citizens want for their city.

He said they began by looking at ways in which they could expand the commercial segment of their city as to where the city could move in order to initiate some development. He said that most people in the area do their shopping in Midwest City which makes the economic balance in the surrounding cities more difficult. He commented that they want to bring enough jobs and sales tax to Choctaw.

He said the City of Choctaw is 27 square miles and indicated there are three major parks – one is private, two are public, and they are very large open spaces. He said they are in the process of establishing a Tax Increment Financing (TIF) district to capture some of the sales tax in

order to work on the Town Center Development. On the map, he pointed to the property that the city had acquired in the last year from the Bola Family who owns a lot of property in Choctaw. He said that with 23rd Street being Choctaw's primary corridor, which would be the last frontage area left. He indicated that the establishment of the TIF is to fund public infrastructure on the 38 acres of Bola property.

Mr. Seibold mentioned that the important thing to look at in the design of the city is access. He said that across the country, the grid street system works well for traffic and moving people into and out of areas. He showed a map of Tulsa and indicated that he could inform residents of Choctaw what type of development is lacking. He said that there is a choice either to provide higher densities or spread things out. On 23rd Street there is not a lot of space so they are required to compact a lot of businesses together. He said that with choices of what type of development to bring in, we can look at examples from around the country and images that are informative. On the map, Mr. Seibold displayed how examples of more parking and more highway retail development, provides easy access into and out of shopping areas.

He said, however, that in situations where neighborhoods are right next to downtown, one must think about how to control and have safe access in the area. He said the 23rd Street corridor has railroad tracks on the south side and a flood plain. There is really no way to develop south side frontage, so the north side property that has been acquired is at a premium. He showed a diagram of how an ideal city would work. He said the city cannot afford to plan without proper access.

Mr. Siebold indicated that part of designing a Town Center is building orientation which means getting the public involved in the building process by asking them what they would like for their City. He said that part of the process is also raising the aesthetic bar by asking questions to the public about advertising, and how to make the buildings attractive, such as landscaping. He said that signage is an important issue in order to direct people where to go, and can be a pretentious issue because of ownership and leasing rights. Mr. Seibold remarked that building facades and building details are also important. He said that it seems aesthetics are more important than material selection. He said that Choctaw is hoping it can get in front of development enough to attract the development of the buildings on 23rd Street closer to the street, put parking behind the buildings and share it with apartments or other businesses.

Ms. Jones asked if the TIF option has been discussed with the school districts and are the schools in favor of that. Mr. Siebold responded that it has been discussed with them and they are in favor. He said they understand that because Choctaw is growing so fast, they will recoup more in tax dollars from more new businesses.

Ms. Starr asked if the TIF district is just for the 38 acres of Bola property. Mr. Seibold responded that the priority funding will be for the 38 acres, but there will be a project area for which other funds will be distributed. The Town Center will be on the 38 acres.

VI. NEW BUSINESS

Ms. Kehoe mentioned that International Walk to School Day will take place on October 3, 2007. There are 31 schools in the state registered to participate. She said they are trying to couple this event with the launch of the Safe Routes to School grant program. She said the initial application will be available on-line on October 1. She said there is \$3 million available in the first cycle and it will be a two-year cycle and a local match is not required.

City of Midwest City

Ms. Starr said Midwest City is still developing its Town Center. Their PetsMart is close to completion, as is Hibbit's, Ulta, and Lane Bryant. She said the Town Center Park is open and they are now having concerts there.

City of Norman

Ms. Green said that they are still developing University North Park. She commented that they have finished the Plan Review of the second phase of the Norman Regional West campus. She said that another Neighborhood Plan is underway for University South Park and the city will have its kickoff meeting on September 18, 2007 for its Stormwater Master Plan next week.

Ms. Starr asked if their Stormwater Plan will be regional or will it cover the whole Stormwater issue. Ms. Green replied that it will be the whole thing. She said that recent storms destroyed some bridges and the city may qualify for FEMA disaster aid. She said the city is still searching for a Planning Director.

Oklahoma County

Mr. Gammon mentioned that they are still working on their Master Plan. He said the Planning Commission approved the Master Plan last month; however, it was not in the form of a Resolution exactly as is required by the statutes, so it will go before the Planning Commission again for approval with the Resolution this time. He said there are not a lot of projects in development in the county right now. There are two new plats under construction. He said they have a new county commissioner, Willa Johnson, and she will start next week.

City of Yukon

Mr. Shivers said the city continues to negotiate with a developer about bringing retail development to an area south of I-40 and west of Garth Brooks Blvd. He said there is a clarifier in the works for the new water treatment plant that we expect to be getting bids for and there is a project in Chilsolm Trail Park which will involved putting in some ponds and trails along the west side in order to make it user friendly. He indicated that they will have the groundbreaking for their new police station next Tuesday.

City of Choctaw

Mr. Seibold said that the city has a new Stormwater compliance officer and a new Building Inspector.

City of Moore

Ms. Jones said that Moore has dedicated its new Veterans Memorial Park and they are finishing their streetscape project for downtown. She indicated that these are the last of their bond issue projects and should be completed in the next month. She said that commercial and residential growth is still strong and they are still getting plats for urban density residential. She remarked that they will be working on their Stormwater compliance as well. She said their new theater will be opening in February of 2009.

VII. ADJOURNMENT

Ms. Starr made a motion to adjourn the meeting. Mr. Gammon seconded the motion and the meeting adjourned at 9:50 a.m.

ACOG

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

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MEMORANDUM

DATE: November 8, 2007

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: John Sharp, Program Coordinator
Transportation Planning & Data Services

SUBJECT: Election of 2008 APTAC Officers

INFORMATION:

At the November meeting, the 2008 APTAC Chairman and Vice-Chairman will be elected. The Nominations Committee will present their nominations at the meeting. Additional nominations from the floor will also be accepted.

ACTION REQUESTED:

Receive report from Nominations Committee and elect new Chairman and Vice-Chairman

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MEMORANDUM

DATE: November 8, 2007

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: John Sharp, Program Coordinator
Transportation Planning & Data Services

SUBJECT: APTAC Meeting Schedule for 2008

INFORMATION:

Below is the APTAC meeting schedule as recommended by ACOG staff for calendar year 2008. Scheduled meeting time for the APTAC is 9:00 a.m. Meetings will be held on Thursdays in the ACOG Conference Room.

January 10, 2008
March 13, 2008
May 8, 2008
July 10, 2008
September 11, 2008
November 13, 2008

ACTION REQUESTED:

Consider recommending that the APTAC approve the proposed 2008 APTAC meeting schedule.

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MEMORANDUM

DATE: November 8, 2007

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: Lisa M. Kehoe, Associate Planner
Transportation Planning & Data Services

SUBJECT: Safe Routes to School Program (SRTS) Workshop, Thursday, December 6, 2007

INFORMATION:

Is your community interested in learning more about applying for federal Safe Routes to School funds? If the answer is yes, we would like to invite you to a **Safe Route to School Program Workshop scheduled for Thursday, December 6, at 4:00 p.m. in the ACOG Conference Room**. The unique safety program was created in an effort to improve the ability of primary and middle school students to walk and bicycle to school safely.

Ms. Ernestine Mbroh, Safe Routes to School Programs Director with ODOT, will deliver a presentation explaining the application process. However, this workshop is getting close to the first deadline of Phase 1 of the Program, the Travel Plan, which is *January 7, 2008*. Please learn more about the process by visiting the SRTS Web site at <http://www.okladot.state.ok.us/srts>. **The workshop will be developed around your questions. Please send your questions to Lisa Kehoe at Ikehoe@acogok.org**. Adequate time will be provided for discussion of specific application requirements and for your questions regarding the proper completion of application paperwork.

Please RSVP to Beverly Garner by 3:00 p.m. Tuesday, December 4, at 234-2264 or bgarner@acogok.org if you plan to attend. If there is another individual on your local government staff or a person from a school or school district that you think might be the more appropriate recipient of this invitation, please forward this correspondence to him/her.

If you are unable to attend this workshop and have questions about the Safe Routes to School Program, Ernestine Mbroh is available at 522-3570 or email embroh@odot.org.

ACTION REQUESTED:

None. For information only.

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MEMORANDUM

DATE: November 8, 2007

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: John Sharp, Program Coordinator
Transportation Planning & Data Services

SUBJECT: 2007 Economic Census

INFORMATION:

In December, over 4 million businesses nationwide will receive the 2007 Economic Census forms. Locally, over 20,000 businesses will receive these forms. Each business is required by law to return this information to the Census Bureau by February – an internet option for filling out the forms is available. The Economic Census occurs every five years.

The benefits of this program include: updating the Gross Domestic Product (GDP), providing data for policy planning, economic development, measuring markets, and site location data.

A Web site is available for you to gather further information at www.business.census.gov.

ACTION REQUESTED:

None. For information only.

U.S. Census Bureau News

U.S. Department of Commerce • Washington, D.C. 20233

FOR IMMEDIATE RELEASE

Tom Edwards
Public Information Office
301-763-3030/763-3762 (fax)
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e-mail: <pio@census.gov>

Forms in mail soon

Industry Data Crucial as 2007 Economic Census Nears

In December, more than 4 million American businesses will receive 2007 economic census forms, including 20,000 businesses in the Oklahoma City, OK Metro Area, underscoring the importance of their participation in the nation's most comprehensive measure of business and industry taken every five years.

"Economic census forms that businesses receive in December will tell us how we are changing as a nation," said Thomas Mesenbourg Jr., the Census Bureau's associate director for economic programs. "Important economic indicators, such as gross domestic product, are directly related to the quality of the data we get from businesses in every industry and every locality."

The Census Bureau has launched a new Web site - business.census.gov - to help businesses understand the economic census and how it benefits them. The site includes economic snapshots of selected industries and significant facts about every industry.

Economic census data provide the hard figures that businesses need when they consider expanding into new regions or markets.

"I'm constantly advising entrepreneurs to consult economic census information before making decisions," said Rhonda Abrams, small business adviser and syndicated columnist. "It helps business people make informed decisions."

Businesses can look at benchmark values from the economic census to assess where they stand in the marketplace and to research market shares, salaries, product and sales trends, and site locations.

(more)

Editor's note: News releases, reports and data tables are available on the Census Bureau's home page. Go to <<http://www.census.gov>> and click on "Releases."

U S C E N S U S B U R E A U
Helping You Make Informed Decisions

business.census.gov

Firms in more than 1,000 industries will receive forms in December. They will be asked to report information such as employment, payroll and the value of goods and services sold. Forms must be returned to the U.S. Census Bureau by Feb. 12, 2008. Businesses that receive forms are required by federal law to respond. Information about individual firms is kept confidential, and only aggregate industry data are published.

For businesses that would like to get a head start on preparing for the census, the new web site — www.business.census.gov — provides links to sample forms, answers to frequently asked questions and a secure way to communicate directly with the Census Bureau. The site also has tips to help businesses use the data.

Other key quotes and facts about the 2007 Economic Census:

Federal Reserve Chairman Ben Bernanke has called the economic census “indispensable to understanding the American economy.” The economic census is the primary benchmark for the nation’s gross domestic product estimates and other indicators of economic change.

“The economic census affects every American who runs a business, saves for retirement or takes out a mortgage on a home,” said Steve Landefeld, director of the U.S. Bureau of Economic Analysis.

“The economic census is much like the 10-year population count most people are familiar with,” said Harvey Monk, the Census Bureau’s assistant director for economic programs. “Economic census forms that businesses are to receive at the end of the year will tell us how our economy is changing. We urge businesses to take advantage of the information available to them from the economic census and to watch for their census forms.”

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MEMORANDUM

DATE: November 8, 2007

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: John Sharp, Program Coordinator
Transportation Planning & Data Services

SUBJECT: Edmond Plan IV

INFORMATION:

Edmond Plan IV is the City's Comprehensive Plan, which acts as a general guide for how the City should grow and develop over the long-term. The plan achieves this by:

- Establishes the anticipated and desired future character of Edmond.
- Guides the Ordinance Plan by determining the desired development characteristics for specific areas.
- Ensures conformance with the overall vision during the evaluation of amendments to the Ordinance Plan.
- Guides right-of way acquisition for parcels adjacent to major roadways by illustrating the functional classification identified in the *Edmond Transportation Master Plan*.
- Identifies opportunities for trail development and open space protection.

Nancy McNayr of McNayr/Paque will provide a presentation of the new comprehensive Plan at the November meeting.

ACTION REQUESTED:

None. For information only.