

Minutes
Capitol-Medical Improvement & Zoning Commission
Special Meeting
Will Rogers Building, CR – 214 (Innovate) / 216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
April 22, 2022, 8:15 a.m.
UNOFFICIAL

MEMBERS PRESENT:

Hillary Farrell
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Janis Powers
Janet Morrow

MEMBERS ABSENT:

Anderson Dark	Brian Downs
Tiana Douglas	Kirkland Hall

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner
Beverly Hicks, OMES Planning/Administrative Coordinator
Trace Jones, OMES
Matthew Siebert, Bockus Payne Architecture
Z. Warrior, CWNR

A. Roll Call:

Chairman Janet Morrow called the meeting to order at 8:15 a.m. A roll call was taken, and a quorum was established. Ms. Morrow was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**Approval, disapproval, and/or amendment of the minutes of the March 18, 2022, special meeting:**

Janis Powers moved to approve the meeting minutes of March as submitted. Ken Phillips seconded the motion. The following votes were recorded, and the motion passed:

Ms. Farrell, abstain; Mr. Jordan, abstain; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Ms. Morrow, yes.

C. Land Use and Development Applications:

- 1. Discussion and possible action regarding D-21-22-6, request by University Hospitals Authority and Trust for a building permit for demolition of the Charles M. Bielstein Center, a four-story building located in the 900 Block of NE 13th Street between the**

Garrison Tower and the Nicholson Tower on the Oklahoma Health Center campus (Parcel Address: 800 NE 13th St.).

Applicant requests approval for the demolition of the Bielstein Center, a four-story building located on the south side of NE 13th Street between Nicholson Tower and Garrison Tower, directly across from the VA Hospital in the Health Center District. The building is currently vacant, is located on the Health Center Campus, and is physically connected to the Garrison and Nicholson Towers.

The plan following demolition of the building is to construct a Behavioral Health Center, which will provide approximately 140,000 square feet of clinical space and be physically connected through a walkway to Children's Hospital through Garrison Tower. The proposed building would be designed structurally to support a future addition of two more floors if expansion were needed. The plans will come before the Commission before the commencement of work.

Only the demolition permit is being considered at this time.

The Citizens' Advisory Committee was to review the applicant's request on April 21, 2022, but a quorum of members was not present and the meeting could not be held.

Hillary Farrell moved to approve D-21-22-6. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Ms. Morrow, yes

D. Miscellaneous: Consideration and possible action to enter into an agreement with the City of Oklahoma City to provide zoning code enforcement on behalf of the Capitol-Medical Center Improvement and Zoning Commission for Fiscal Year (FY 23), July 1, 2022, through June 30, 2023, cost \$12,000.

Staff recommended approval to enter into the term agreement for FY 2023. The contract is an annual agreement with the City of Oklahoma City to provide zoning code enforcement services, which is to include field inspections and issuance of citations within the district.

Commissioner Farrell requested for staff to provide a report on code enforcement findings in the district at future meetings.

Janis Powers moved to approve to enter into an agreement with the City of Oklahoma City. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion was approved.

Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Ms. Morrow, yes.

E. Reports and possible discussion from Commissioners or Director:**1. Report and possible discussion on House Bill 2996, a legislative bill impacting the sunset date for the Capitol-Medical Center Improvement and Zoning Commission:**

Mr. Jones reported on House Bill 2996 and some of the possible changes it would bring, such as recreating the Zoning Commission to continue to July 1st 2025, as well as allowing the Long-Range Capital Planning Commission chair to designate a person to serve on the Capitol-Medical Zoning Commission on their behalf to help meet quorum, and finally permitting the governor to make one of his appointments to the Capitol-Medical Zoning Commission without a recommendation from the Citizens' Advisory Committee.

2. Report and possible discussion on the *Oklahoma City Innovation District and Capitol Environs Land Use Plan* and updating the Commission's Master Land Use Plan.

Mr. Jones reported that following the last meeting, an ad-hoc committee was set up to review and propose possible changes to the master plan. The committee members selected are Tiana Douglas, Ken Phillips, and Janis Powers. The committee has yet to meet.

F. Adjournment:

There being no further business, Janis Powers motioned to adjourn. Ken Phillips seconded the motion. Seeing no opposition, the meeting adjourned at 8:35 a.m.