

**Minutes of the Claremore Cultural Development Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma September 03, 2013**

CALL TO ORDER

Meeting called to order by Mayor Mickey Perry at 6:00 P.M.

Mayor Mickey Perry asked City Clerk Sarah Sharp to note that members are present/absent as indicated below:

Present: Terry Willis, Buddy Robertson, Mark Lepak (arrived at 6:02 p.m.), Bill Flanagan, Mickey Perry, Brian Callender, Don Purkey, David McComb, and Paula Watson

Absent: None

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Karen Clay, Ron Kolker, Larry Hughes, Sean Douglas, Donnie Burgess, Ron Burrows, Chris Cochran, Jeremy Ledbetter, Tim White, Carolyn Chapman, Daryl Golbek

Pledge of Allegiance by all.

Invocation by Councilman Don Purkey

CALL TO THE PUBLIC

None

ACCEPTANCE OF THE AGENDA

Motion by Flanagan, second by Robertson to approve the agenda for the regular CCDA meeting of September 03, 2013, as written. Roll call vote: Willis, yes; Robertson, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

Councilor Lepak arrived at 6:02 p.m.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

- (a)** Minutes of the Regular Claremore Cultural Development Authority meeting on August 19, 2013, as printed
- (b)** All claims as printed.

Motion by Watson, second by Flanagan to approve the CCDA consent items as printed. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; and McComb, yes; Watson, yes: Motion carried.

ADJOURNMENT

Motion by Willis, second by Watson to adjourn. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

Meeting adjourned at 6:04 P.M.

**Minutes of the Claremore Public Works Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma September 03, 2013**

CALL TO ORDER

Meeting called to order by Mayor Mickey Perry at 6:04 P.M.

Mayor Mickey Perry asked City Clerk Sarah Sharp to note that members are present/absent as indicated below:

Present: Terry Willis, Buddy Robertson, Mark Lepak, Bill Flanagan, Mickey Perry, Brian Callender, Don Purkey, David McComb, and Paula Watson

Absent: None

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Karen Clay, Ron Kolker, Larry Hughes, Sean Douglas, Donnie Burgess, Ron Burrows, Chris Cochran, Jeremy Ledbetter, Tim White, Carolyn Chapman, Daryl Golbek

ACCEPTANCE OF THE AGENDA

Motion by Watson, second by Willis to approve the agenda for the regular CPWA meeting of September 03, 2013, as written. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

- (a)** Minutes of Claremore Public Works Authority Regular Meeting on August 19, 2013, as printed.
- (b)** Minutes of Claremore Public Works Authority Special Meeting on August 26, 2013, as printed.
- (c)** All claims as printed.
- (d)** Approval to reject bids on annual electric pole bid. **(Larry Hughes)**
- (e)** Approve award of Baker Hughes Substation Spill Containment Bid to Jones Power Products in the estimated amount of \$33,163.28. **(Larry Hughes)**

Motion by Watson, second by Flanagan to approve the consent items as listed. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

(2) Approve/Reject purchase of electric poles from Gov. Shop at state contract price in the estimated amount of \$30,304.00. **(Larry Hughes)**

Electric Superintendent Larry Hughes clarified this is not at State Contract Pricing, but is through Gov. Shop, which has met all the bidding requirements through the City of Edmond.

Motion by Purkey, second by Willis to approve purchase of electric poles from Gov. Shop at contract price in the estimated amount of \$30,304.00. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

ADJOURNMENT

Motion by Perry, second by Willis to adjourn. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

Meeting adjourned at 6:13 P.M.

**Minutes of the Claremore City Council Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma September 03, 2013**

CALL TO ORDER

Meeting called to order by Mayor Mickey Perry at 6:13 P.M.

Mayor Mickey Perry asked City Clerk Sarah Sharp to note that members are present/absent as indicated below:

Present: Terry Willis, Buddy Robertson, Mark Lepak, Bill Flanagan, Mickey Perry, Brian Callender, Don Purkey, David McComb, and Paula Watson

Absent: None

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Karen Clay, Ron Kolker, Larry Hughes, Sean Douglas, Donnie Burgess, Ron Burrows, Chris Cochran, Jeremy Ledbetter, Tim White, Carolyn Chapman, Daryl Golbek

ACCEPTANCE OF THE AGENDA

Motion by Willis, second by Watson to approve the agenda for the regular City Council meeting of September 03, 2013, as written. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

AWARDS, PRESENTATIONS, AND COMMUNICATIONS

None

MAYOR'S REPORT & APPOINTMENTS

None

STAFF REPORTS

City Manager reminded Council that the annual Bluegrass and Chili Festival will be held at the Expo on September 5th-7th.

CURRENT BUSINESS

(1) **Approve/Reject** the following consent items:

- (a) Minutes of the Regular Council Meeting on August 19, 2013, as printed.
- (b) Minutes of the Special Council Meeting on August 26, 2013, as printed.
- (c) All claims as printed.
- (d) Actual salary claims for pay periods ending **August 16, 2013**, in the amount of **\$418,735.30** and estimated salary claims to include contractual agreements for Fire Union Dues, Flexible Spending Accounts, Life Insurance, Fire Pension, Police Pension, Oklahoma Municipal Retirement Fund, Supplemental Vision, and Short/Long Term disability plans, Employee Recreation Center Fees, and United Way Contributions for next pay period in the amount of \$500,000.00. Payroll at \$500,000.00 amount to include payables.
- (e) Approve award of bid for 1 25 yard packer and truck to Waste Research in the estimated amount of \$162,271.18. (**Donnie Burgess**)
- (f) Approve award of bid for 1 20 yard packer and truck to Waste Research in the estimated amount of \$130,751.88. (**Donnie Burgess**)
- (g) Approval of Oklahoma Municipal Retirement Fund (OMRF) Disability Retirement to Timothy Anthony. (**Carolyn Chapman**)
- (h) Approve budget transfer in the amount of \$38,100.00. (**Jeremy Ledbetter**)
- (i) Approve award of the Pump Station Control Panel Telemetry Bid to Ron Welcher Construction in the estimated amount of \$38,019.00. (**Jeremy Ledbetter**)

Motion by Watson, second by Willis to approve the consent items as listed. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

(2) **Approve/Reject** holding a Public Hearing to provide information and answer questions, pursuant to title 62, Section 859 of the Oklahoma Statutes, regarding the request by Promise Hotels, Inc. (the "Company") for development financing assistance in the amount of \$675,000 in connection with the Company's proposal to develop, construct and operate an 80-room hotel and conference center within the corporate boundaries of the City; and for the creation of "Increment District Number Three City of Claremore, Oklahoma". (**Dan McMahan**)

Motion by Willis, second by Lepak to open the public hearing. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

Public Hearing opened at 6:15 p.m.

TIF Attorney Dan McMahan presented the proposal to Council and explained the TIF district and the process.

Public questions:

Salesha Wilken-Claremore Progress:

This is the third TIF District formed recently, is there a concern of possible saturation?

McMahan explained that there are statutory area limits, and Claremore is nowhere close to that figure. Also, the districts have been narrowly drawn.

Wilken asked where this project fits into the Country Club project?

Thomas stated that it complements the project and that it works well with the strategic plan and will be a great way to market Claremore.

There were no further public questions.

McMahan stated the second required public hearing will be held at the 9/16/13 Council Meeting at 6:00 p.m.

Motion by Lepak, second by Willis to close the public hearing. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

Public hearing closed at 6:50 p.m.

(3) Approve/Reject final plat for Claremore Plaza-Phase II. (Chris Cochran)

Motion by Perry, second by Watson to approve the final plat for Claremore Plaza-Phase II. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

(4) Approve/Reject contract amendment #2 from Garver, LLC for the Water Treatment Plant Project. (Jim Thomas/Daryl Golbek)

Project Manager Steve Rice and Vice President Michael Graves of Garver Engineering were present to answer any questions and describe the project to Council.

Motion by Purkey, second by Flanagan to approve contract amendment #2 from Garver, LLC for the Water Treatment Plant Project. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

(5) Approve/Reject contract to dedicate roadway known as Market Street (located between S. Hwy. 66 and Frederick Rd.) to the City of Claremore. (Jim Thomas/Daryl Golbek)

Public Works Director Daryl Golbek stated that ½ of the roadway was not built to City standards, and ½ was. They will remove and replace the ½ that was not built to City standards. Staff estimates the project to cost \$30,000.

Motion by Purkey, second by Flanagan to approve the contract to dedicate roadway known as Market Street (located between S. Hwy. 66 and Frederick Rd.) to the City of

Claremore, as outlined in the contract. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

EXECUTIVE SESSION

1. Approve/Reject going into executive session pursuant to Oklahoma Statutes Title 25, Section 307 (b) (2), for the following purpose:

(a) Discussing collective bargaining labor negotiation proceedings concerning the Claremore Fire Union, IAFF Local 1077.

Motion by Willis, second by Flanagan to enter executive session to discuss item (a). Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

2. Executive session to discuss item (a).

Council entered executive session at 7:10 p.m.

Council exited executive session at 8:10 p.m.

3. Return to regular session.

Motion by Flanagan, second by Willis to acknowledge return to regular session. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

4. Statement of executive session minutes.

Statement of executive session minutes was read by Mayor Perry: While in executive session only the items listed were discussed. No votes were cast and no decisions were made.

5. Discussion and possible vote to take any action related to the 2013-2014 Collective Bargaining Agreement between the City and the Claremore Fire Union, IAFF Local 1077, including possible (1) acceptance or rejection of any proposal from IAFF Local 1077, (2) approval or rejection of any tentative agreement between the bargaining units of IAFF Local 1077 and the City, (3) vote to demand or respond to a demand for arbitration, (4) vote regarding a last best offer from the City or IAFF Local 1077, and/or (5) vote to take any other action deemed necessary regarding the 2013-2014 Collective Bargaining Agreement.

No action was taken.

ADJOURNMENT

Motion by Willis, second by Robertson to adjourn. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes: Motion carried.

Meeting adjourned at 8:11 p.m.