

**Minutes of the Claremore Cultural Development Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma May 5, 2014**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 6:00 P.M.

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

Present: Terry Willis, Buddy Robertson, Mark Lepak, Will DeMier, Bill Flanagan, Brian Callender, Don Purkey, David McComb, Paula Watson

Absent: None

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Jill Ferenc, Tim White, Daryl Golbek, Susy Collins, Chris Cochran, Stan Brown, Charles Downum, Suzan Maloy, Scott Rogers, Joe Kays, Jeff Kolker, Carolyn Chapman, Sean Douglas, Sharon McDonald

Pledge of Allegiance by all.

Invocation by Jim Guess from Claremore Church of the Nazarene.

CALL TO THE PUBLIC

None

ACCEPTANCE OF THE AGENDA

Motion by Watson, second by Willis to approve the agenda for the regular CCDA meeting of May 5, 2014, as written. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, 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 the Regular Claremore Cultural Development Authority meeting on April 21, 2014, as printed.
- (b) All claims as printed.

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

ADJOURNMENT

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

Meeting adjourned at 6:02 P.M.

**Minutes of the Claremore Public Works Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma May 5, 2014**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 6:02 P.M.

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

Present: Terry Willis, Buddy Robertson, Mark Lepak, Will DeMier, Bill Flanagan, Brian Callender, Don Purkey, David McComb, Paula Watson

Absent: None

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Jill Ferenc, Tim White, Daryl Golbek, Susy Collins, Chris Cochran, Stan Brown, Charles Downum, Suzan Maloy, Scott Rogers, Joe Kays, Jeff Kolker, Carolyn Chapman, Sean Douglas, Sharon McDonald

ACCEPTANCE OF THE AGENDA

Motion by Watson, second by Willis to approve the agenda for the regular CPWA meeting of May 5, 2014, as written. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, 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 April 21, 2014, as printed.

(b) All claims as printed.

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

ADJOURNMENT

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

Meeting adjourned at 6:03 P.M.

**Minutes of the Claremore City Council Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma May 5, 2014**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 6:03 P.M.

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

Present: Terry Willis, Buddy Robertson, Mark Lepak, Will DeMier, Bill Flanagan, Brian Callender, Don Purkey, David McComb, Paula Watson

Absent: None

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Jill Ferenc, Tim White, Daryl Golbek, Susy Collins, Chris Cochran, Stan Brown, Charles Downum, Suzan Maloy, Scott Rogers, Joe Kays, Jeff Kolker, Carolyn Chapman, Sean Douglas, Sharon McDonald

ACCEPTANCE OF THE AGENDA

Motion by Watson, second by Willis to approve the agenda for the regular City Council meeting of May 5, 2014. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

AWARDS, PRESENTATIONS, AND COMMUNICATIONS

**(1) Swearing in of new Police Officers and award of citations to Police Officers.
(Stan Brown)**

Chief Stan Brown recognized Officer Vicki Burton for her actions in saving the life of an unresponsive male citizen during a 911 call to which she was dispatched.

Officer Chad Rohr, Officer Jordan Kessler and Sgt. Jamie Starling were recognized for their actions in saving sleeping residents from a burning home. Officer Kessler kicked in the door and they were able to awaken and rescue all six occupants of the residence.

Officer Cassandra Grettner and Officer Greg Stone were sworn in.

MAYOR'S REPORT & APPOINTMENTS

- (2) Discussion and vote to Approve/Reject Mayor Flanagan's recommendation to appoint Ryan Neely to the Claremore Industrial and Economic Development Authority Board to fill the remainder of the term previously held by Ray Brown, which will expire June 30, 2016.

Motion by Purkey, second by Lepak to approve Mayor Flanagan's recommendation to appoint Ryan Neely to the Claremore Industrial and Economic Development Authority Board to fill the remainder of the term previously held by Ray Brown, which will expire June 30, 2016. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

STAFF REPORTS

Mayor Flanagan announced Agenda Item 15 has been stricken from the agenda and Item 5 will be moved ahead to accommodate Mr. Langley's schedule.

CURRENT BUSINESS

CURRENT BUSINESS

- (3) **Approve/Reject** the following consent items:

- (a) Minutes of the Regular Council Meeting on April 21, 2014, as printed.
- (b) All claims as printed.
- (c) Actual salary claims for pay periods ending **April 25, 2014**, in the amount of **\$412,328.94** 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.
- (d) Award of bid for the supply and installation of the fire suppression system for the Senior Center located at 1325 N. Sioux to Simplex Grinnell in the estimated amount of \$94,369.00. **(Joe Kays)**
- (e) Award of bid for the supply and installation of the HVAC equipment for the Senior Center located at 1325 N. Sioux to Denson's Heating and A/C in the estimated amount of \$93,424.00. **(Joe Kays)**
- (f) Approve declaring thirty-four 240 volt single phase 1500 watt metal halide Musco fixtures and ballast enclosures with ballasts as surplus and authorizing their sale/disposal. **(Joe Kays)**

Motion by Willis, second by Watson to approve the consent items, with the notation that the total fixtures in item f is 40. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

- (4) Discussion and vote to Approve/Reject an Ordinance variance regarding boat length, wading, swimming, and overnight camping for security purposes at Claremore Lake Park for Saturday, August 23, 2014 and Sunday, August 24, 2014. **(Joe Kays)**

Joe Kays stated this would be the third year for the event. Last year there were 304 swimmers. Overnight camping is strictly for the on-duty security officer who is paid to stay overnight to protect equipment. Revenue totaling \$1,530 was brought in from the event last year.

Motion by Purkey, second by DeMier to approve an Ordinance variance regarding boat length, wading, swimming, and overnight camping for security purposes at Claremore Lake Park for Saturday, August 23, 2014 and Sunday, August 24, 2014. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

- (5) Discussion and vote to Approve/Reject audit for fiscal year ending June 30, 2013. **(Susy Collins)**

Floyd Langley of Langley and Littlefield reviewed the audit with the Council.

Motion by Purkey, second by Willis to approve audit for fiscal year ending June 30, 2013. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

- (6) Discussion and vote to Approve/Reject agreement with Verdigris Valley Electric for utility locates along King Road. **(Chris Cochran)**

Motion by Willis, second by Watson to approve agreement with Verdigris Valley Electric for utility locates along King Road. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

- (7) Discussion regarding proposed Ordinance request to vacate alley in Block 88 of Claremore OT (by Melton's Auto Dealership). **(Chris Cochran)**

An alleyway bisects Melton's property behind the dealership. The alley will remain open as a utility access, but will be closed as a through way for vehicles. Any future utility locates would be at Melton's responsibility and expense.

This item will be brought back to Council at the next meeting for approval.

- (8) Discussion and vote to Approve/Reject Change Order #1 for the King Road Widening and Resurfacing Project. **(Chris Cochran)**

Chris Cochran stated changes were made to reduce costs to bring the project closer to budget.

Motion by Willis, second by Lepak to approve Change Order #1 for the Kind Road Widening and Resurfacing Project. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

(9) Discussion and possible action regarding a task order amendment with Tri-State Engineering for the King Road Widening Project. **(Chris Cochran)**

Motion by Purkey, second by Willis to approve task order amendment with Tri-State Engineering for the King Road Widening Project. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

(10) Discussion and vote to Approve/Reject **Ordinance #2014-_____**, changing the zoning of land in Lot 1 and 2, Block 4, W.E. Chambers Addition of the City of Claremore, Rogers County, State of Oklahoma, from Residential Single-Family High Intensity District (RS-3) to Residential Duplex (RD) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. **(Jill Ferenc)**

Motion by Purkey, second by Flanagan to approve **Ordinance #2014- 9**, changing the zoning of land in Lot 1 and 2, Block 4, W.E. Chambers Addition of the City of Claremore, Rogers County, State of Oklahoma, from Residential Single-Family High Intensity District (RS-3) to Residential Duplex (RD) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

(11) Discussion and vote to Approve/Reject **Ordinance #2014-_____**, changing the zoning of land in the East 68 feet of Lot 3, Block 119 of the City of Claremore, Rogers County, State of Oklahoma from Residential Single-Family High Intensity District (RS-3) to Residential Duplex District (RD) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. **(Jill Ferenc)**

Paula Watson stated the zoning change would disrupt the historical integrity of the neighborhood. Jill Ferenc stated the zoning change does not fit into the comprehensive plan. A Butler Homes representative present stated the sale of the property is contingent upon the zoning change, with plans to build a full brick duplex.

Motion by Purkey, second by Flanagan to approve **Ordinance #2014-_____**, changing the zoning of land in the East 68 feet of Lot 3, Block 119 of the City of Claremore, Rogers County, State of Oklahoma from Residential Single-Family High Intensity District (RS-3) to Residential Duplex District (RD) and directing the appropriate

amendment to the zoning map of the City of Claremore, Oklahoma. Roll call vote: Willis, no; Robertson, no; Lepak, no; DeMier, no; Flanagan, yes; Callender, no; Purkey, yes; McComb, no; and Watson, no. Motion failed.

(12) Discussion and vote to Approve/Reject **Ordinance #2014-_____**, changing the zoning of land in the West 75 feet of Lot 9, Block 120 of the City of Claremore, Rogers County, State of Oklahoma, from Residential Multi-Family Medium Intensity District (RM-2) to Commercial Shopping Center District (CS) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. **(Jill Ferenc)**

The applicant requested to withdraw the rezoning of the property. No action taken.

(13) Discussion regarding trains and blocked railroad crossings and possible vote to provide direction to the City Manager and City Attorney regarding response to same. **(Jim Thomas/Stan Brown/Matt Ballard)**

Jim Thomas stated he had received a letter from BNSF regarding the recent crossing blockages and that he has had conversations with Senator Inhofe's staff. Mayor Flanagan stated the item should be placed on the next meeting agenda so more information could be gathered. There was further discussion among council members and City Staff regarding recent blockages. Police Chief Stan Brown will continue working on this issue. No action taken.

(14) Discussion and vote to Approve/Reject contract for Medical, Dental, and Life Insurance for fiscal year 2014-2015. **(Carolyn Chapman)**

Motion by Purkey, second by Lepak to approve contracts as presented for Medical, Dental, and Life Insurance for fiscal year 2014-2015. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

(15) Discussion and vote to take action to award RFP (Request for Proposals) to selected vendor related to Lease Purchase of Police Vehicles (State Contract Pricing). **(Stan Brown)**

The item was removed from the agenda, to be brought back on a future agenda for approval. No action taken.

(16) Consideration and vote to Approve/Reject 2014-2015 employment contract with City Manager Jim Thomas. **(Jim Thomas/Matt Ballard)**

Motion by Lepak, second by DeMier to approve 2014-2015 employment contract with City Manager Jim Thomas. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

EXECUTIVE SESSION

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

- A. Discussing collective bargaining labor negotiation proceedings concerning the Claremore Police Union, FOP Lodge #112; and
- B. Discussing collective bargaining labor negotiation proceedings concerning the Claremore Fire Union, IAFF Local 1077. (**Jim Thomas/Carolyn Chapman**)

Motion by Willis, second by Lepak to enter into Executive Session to discuss item 1. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

(2) Executive Session to discuss item 1.

Council entered executive session at 8:19 PM.

Councilor Robertson left the meeting at 8:19 PM.

Council came out of executive session at 8:50 PM.

(3) Regular Session

Motion by Willis, second by Lepak to approve returning to regular session. Roll call vote: Willis, yes; Lepak, yes; DeMier, yes; Flanagan, 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 Flanagan:

While in executive session only the items listed were discussed. No votes were cast and no decisions were made.

(5) Discussion and vote to approve the collective bargaining labor negotiation proceedings concerning the Claremore Police Union, FOP Lodge #112.

Motion by Lepak, second by Watson to approve the collective bargaining labor negotiation proceedings concerning the Claremore Police Union, FOP Lodge #112. Roll call vote: Willis, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

(6) Discussion and vote to approve the collective bargaining labor negotiation proceedings concerning the Claremore Fire Union, IAFF Local 1077.

Motion by Willis, second by Callender to approve the collective bargaining labor negotiation proceedings concerning the Claremore Fire Union, IAFF Local 1077. Roll call vote: Willis, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; McComb, yes; and Watson, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 8:54 PM.