

**Minutes of the Claremore Cultural Development Authority Regular Meeting  
Council Chambers, City Hall, 104 S. Muskogee Ave.  
Claremore, Oklahoma October 06, 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:** Buddy Robertson, Mark Lepak, Will DeMier, Bill Flanagan, Don Purkey, Brian Callender, David McComb

**Absent:** Terry Willis, Susan Kirtley

**Staff Present:** Jim Thomas, Matt Ballard, Sarah Sharp, Susy Collins, Tim White, Suzan Malloy, Jeri Koehler, Joe Kays, Jill Ferenc, Ron Easterling, Stan Brown, Mary Taber, Brandon Irby, Larry Hughes, Daryl Golbek

Pledge of Allegiance by all.

Invocation by: Councilman Purkey

**CALL TO THE PUBLIC**

Jacklyn Harris 723 N. Seminole Ave.-

Ms. Harris addressed Council regarding the City Ordinance on swine. Harris was unaware of the Ordinance when she moved into the City limits with her miniature pet pig. Harris has been in touch with animal control, who has given her a little time to see if anything can be done.

David Patterson, owner of Quick and Easy-

Patterson feel that the current Ordinance has not been enforced as it should have been. He has concerns about people using a temporary banner for a permanent sign.

Daryl Ward, owner of Adpro-

Ward stated he would like to see the City be more business friendly and pride instilled back into the community.

**ACCEPTANCE OF THE AGENDA**

Motion by Purkey, second by McComb to approve the agenda for the regular CCDA meeting of October 06, 2014, as written. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, 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 September 15, 2014, as printed.
- (b)** All claims as printed.

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

**ADJOURNMENT**

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

Meeting adjourned at 6:07 P.M.

  
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Sarah Sharp, City Clerk

**Minutes of the Claremore Public Works Authority Regular Meeting  
Council Chambers, City Hall, 104 S. Muskogee Ave.  
Claremore, Oklahoma October 06, 2014**

**CALL TO ORDER**

Meeting called to order by Mayor Bill Flanagan at 6:07 P.M.

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

**Present:** Buddy Robertson, Mark Lepak, Will DeMier, Bill Flanagan, Don Purkey, Brian Callender, David McComb

**Absent:** Terry Willis, Susan Kirtley

**Staff Present:** Jim Thomas, Matt Ballard, Sarah Sharp, Susy Collins, Tim White, Suzan Malloy, Jeri Koehler, Joe Kays, Jill Ferenc, Ron Easterling, Stan Brown, Mary Taber, Brandon Irby, Larry Hughes, Daryl Golbek

**ACCEPTANCE OF THE AGENDA**

Motion by Callender, second by Lepak to approve the agenda for the regular CPWA meeting of October 06, 2014, as written. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, 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 September 15, 2014, as printed.
- (b)** All claims as printed.
- (c)** Approval to award bid for the Utility Office Remodeling Project to Kelly Construction Company in the amount of \$57,902.36 **(Susy Collins)**

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

## ADJOURNMENT

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

Meeting adjourned at 6:13 P.M.

A handwritten signature in cursive script that reads "Sarah Sharp". The signature is written in black ink and is positioned above a horizontal line.

Sarah Sharp, City Clerk

**Minutes of the Claremore City Council Regular Meeting  
Council Chambers, City Hall, 104 S. Muskogee Ave.  
Claremore, Oklahoma October 06, 2014**

**CALL TO ORDER**

Meeting called to order by Mayor Bill Flanagan at 6:13 P.M.

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

**Present:** Buddy Robertson, Mark Lepak, Will DeMier, Bill Flanagan, Don Purkey, Brian Callender, David McComb

**Absent:** Terry Willis, Susan Kirtley

**Staff Present:** Jim Thomas, Matt Ballard, Sarah Sharp, Susy Collins, Tim White, Suzan Malloy, Jeri Koehler, Joe Kays, Jill Ferenc, Ron Easterling, Stan Brown, Mary Taber, Brandon Irby, Larry Hughes, Daryl Golbek

**ACCEPTANCE OF THE AGENDA**

Motion by Lepak, second by DeMier to approve the agenda for the regular City Council meeting of October 06, 2014. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

**AWARDS, PRESENTATIONS, AND COMMUNICATIONS**

Police Chief Stan Brown presented accommodations to Officer Eli Vang, Officer Jordan Holland and citizen Jason Daniels for their efforts during a medical emergency on September 9<sup>th</sup>. Officers responded to a call concerning a possible heart attack. Daniels was already on the scene and administering CPR and continued to help officers until the paramedics arrived and were able to take over.

**MAYOR'S REPORT & APPOINTMENTS**

Mayor Flanagan reported that he attended a training session by the Oklahoma Ethics Commission. Flanagan had a copy sent to each Councilor. The new law will go into effect January 1, 2015.

**STAFF REPORTS**

CIEDA Executive Director Jeri Koehler presented the findings of a recent analysis of retail trends and taxable sales for Claremore. The study was completed by OSU free of charge at the request of CIEDA. The goal was to look at sales tax data and identify areas that need to be improved and areas where Claremore is experiencing retail leakage to other communities.

Thomas- There has been a lot of chatter and complaints on Facebook this past week regarding utility bills. Larry Hughes is here to discuss some of the complaints and billing issues based upon the Facebook comments. Larry randomly pulled 8 of those customers accounts that were complaining and on average their bills were 13% less that they were this time last year.

Hughes presented Council with information showing what Pryor, Collinsville, and VVEC rates are compared to the City of Claremore' rates. Due to the differences in the way each organization calculates their rates, usage was based on 1500 KWH. Hughes also explained billing from GRDA versus the amount the City bills for.

### **CURRENT BUSINESS**

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

- (a)** Minutes of the Regular Council Meeting on September 15, 2014, as printed.
- (b)** All claims as printed.
- (c)** Actual salary claims for pay periods ending **September 12, 2014**, in the amount of **\$424,780.30** and **September 26, 2014**, in the amount of **\$437,534.26** 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)** Approval to award bid for tennis court resurfacing at Powers Park Complex to John Henzel T.C.S. in the amount of \$18,640.00 **(Joe Kays)**
- (e)** Approve Budget amendment supplement for the total amount of \$44,000.00. **(Jill Ferenc)**

Ferenc notated that the correct amount of item (e) is \$44,400.00

Motion by Purkey, second by Lepak to approve the consent items as listed, with the notated change to the price to item (e). Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

- (2) Discussion and vote to Approve/Reject** agreement with LandPlan Consultants, Inc. for Trail Design, Bidding & Construction Phase Services for the Will Rogers Park Trail in the amount of \$30,205.00. **(Joe Kays)**

Motion by Callender, second by DeMier to approve the agreement with LandPlan Consultants, Inc. for Trail Design, Bidding & Construction Phase Services for the Will Rogers Park Trail in the amount of \$30,205.00. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

- (3) Discussion and vote to Approve/Reject Ordinance #2014-\_\_\_\_, changing the zoning of Lots 1,2, & 3 of Block 6 W.E. Chambers Addition of the City of Claremore, Rogers County, State of Oklahoma, from Residential Single-Family high Density District (RS-3) to Residential Duplex (RD) and directing the appropriate amendment to the zoning map of the City of Claremore. **(Jill Ferenc)**

Motion by Purkey, second by Robertson to approve Ordinance #2014- 24 , changing the zoning of Lots 1,2, & 3 of Block 6 W.E. Chambers Addition of the City of Claremore, Rogers County, State of Oklahoma, from Residential Single-Family high Density District (RS-3) to Residential Duplex (RD) and directing the appropriate amendment to the zoning map of the City of Claremore. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

- (4) Discussion and vote to Approve/Reject Ordinance #2014-\_\_\_\_, changing the zoning of Lots 24 of Block 3, Southside Addition of the City of Claremore, Rogers County, State of Oklahoma, from Residential Single-Family High Intensity District (RS-3) to Residential Multi-Family Low-Intensity District (RM-1) and directing the appropriate amendment to the zoning map of the City of Claremore. **(Jill Ferenc)**

Motion by Callender, second by DeMier to approve Ordinance #2014- 25 , changing the zoning of Lots 24 of Block 3, Southside Addition of the City of Claremore, Rogers County, State of Oklahoma, from Residential Single-Family High Intensity District (RS-3) to Residential Multi-Family Low-Intensity District (RM-1) and directing the appropriate amendment to the zoning map of the City of Claremore. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

A brief recess was taken from 7:15-7:19 p.m. All Councilors were present after the recess except Councilors Willis and Kirtley.

- (5) Discussion and vote to Approve/Reject Ordinance #2014-\_\_\_\_, amending the City of Claremore-Rogers County Metropolitan Area Zoning Ordinance by replacing “Chapter 11- Signs” to include revisions and additions to the Chapter. **(Jill Ferenc)**

Motion by Flanagan to approve the Ordinance, with the amendment to the Temporary Sign section to allow for 330 days to display a temporary sign, and 30 days down. Motion was withdrawn.

Motion by Purkey, second by Flanagan to replace the sign ordinance as presented. Roll call vote: Robertson, no; Lepak, no; DeMier, no; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, no. Motion failed.

- (6) Discussion and vote to Approve/Reject Ordinance #2014-\_\_\_\_, amending Section 150.006 of the Code of Ordinances regarding architectural standards and guidelines for metal clad buildings. **(Jill Ferenc)**

Motion by DeMier, second by Callender to approve Ordinance #2014- 26 , amending Section 150.006 of the Code of Ordinances regarding architectural standards and guidelines for metal clad buildings. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

- (7) Discussion and vote to Approve/Reject Special Use Permit for AT&T to allow modifications to the 149 foot monopole located at 512 N. J.M. Davis Blvd.  
**(Jill Ferenc)**

Motion by Purkey, second by Callender to approve the Special Use Permit for AT&T to allow modifications to the 149 foot monopole located at 512 N. J.M. Davis Blvd. Roll call vote: Robertson, yes; Lepak, abstain; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

- (8) Discussion and vote to Approve/Reject the annual audit for Fiscal Year ending June 30, 2014. **(Susy Collins)**

Mayor Flanagan stated the audit is not quite ready.

Motion by Purkey, second by DeMier to table item (8) until the next Council Meeting. Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

- (9) Discussion and vote to Approve/Reject Ordinance #2014-\_\_\_\_\_, amending the Employee Retirement System, Defined Benefit Plan of the City of Claremore, Oklahoma, to incorporate the definition of Spouse; providing for effective date, providing for repealer and severability. **(Jim Thomas)**

Motion by Purkey, second by Flanagan to approve Ordinance #2014- 27 , amending the Employee Retirement System, Defined Benefit Plan of the City of Claremore, Oklahoma, to incorporate the definition of Spouse; providing for effective date, providing for repealer and severability. Roll call vote: Robertson, yes; Lepak, no; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

- (10) Discussion and vote to Approve/Reject sale of City-owned property located southwest of the intersection of Chambers Ave. and W. Dupont Street (near Safenet). **(Jim Thomas)**

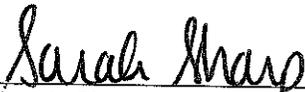
Thomas stated the second appraisal came back at \$18,000 an acre. There are 4.1 acres, so the total appraisal for the property was \$73,800. The applicant wants to develop the property for residential use.

Motion by Purkey, second by McComb to approve the sale of City-owned property located southwest of the intersection of Chambers Ave. and W. Dupont Street (near Safenet). Roll call vote: Robertson, yes; Lepak, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and McComb, yes. Motion carried.

#### **ADJOURNMENT**

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

Meeting adjourned at 8:25 P.M.



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Sarah Sharp, City Clerk