

**Minutes of the Claremore City Council Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma December 15, 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, Jeff Godwin, Buddy Robertson (left meeting at 6:37), Will DeMier, Bill Flanagan, Brian Callender, Don Purkey, Susan Kirtley

Absent: David McComb

Staff Present: Jim Thomas, Bryan Drummond, Sarah Sharp, Larry Hughes, Tim White, Daryl Golbek, Jeremy Ledbetter, Chris Cochran, Jeri Koehler, Susy Collins, Stanton Harrell, Stan Brown, Joe Kays, Ron Burrows, Sam Ross

Pledge of Allegiance by all.

Invocation by: Paul Simpson, Memorial Heights Baptist Church

CALL TO THE PUBLIC

Resident Ron Gilbert addressed Council. Gilbert stated he would like to see something done with the trains to help with traffic. Gilbert previously resided in California and helped put in an underpass for train tracks. Gilbert stated he would even be willing to pay an increased sales tax to pay for the project and thinks that many other citizens would feel the same way. Gilbert would also like to see some nice restaurants in town instead of just fast food places. Restaurants would provide jobs and would keep sales tax dollars in Claremore.

ACCEPTANCE OF THE AGENDA

Mayor Flanagan noted there was a scrivener's error in Item #1. The vacant Ward seat is in Ward IV, not Ward I. Attorney Bryan Drummond confirmed it was a scrivener's error, as Item #2 clearly lists the swearing in of Ward IV Councilor.

Motion by Willis, second by Robertson to approve the agenda for the regular City Council meeting of December 15, 2014, as corrected. Roll call vote: Willis, yes; Robertson, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

AWARDS, PRESENTATIONS, AND COMMUNICATIONS

None

MAYOR'S REPORT & APPOINTMENTS

- (1) Discussion and vote to fill the vacant Ward I Councilor seat for the remainder of the unexpired term or until the next City election, including (1) review and possible interview of candidates, (2) discussion regarding candidates, (3) vote to appoint a qualified person to fill the vacancy, (4) vote to call for a special election to fill the seat, and/or (5) any other action deemed necessary to fill the vacant seat. (Jim Thomas/Bill Flanagan)**

Ward IV Candidate Jeff Godwin was interviewed by Council.

Motion by Kirtley, second by DeMeir to appoint Jeff Godwin to fill the remaining term of the vacant Ward IV seat. Roll call vote: Willis, yes; Robertson, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

- (2) Swearing in of newly appointed Ward IV Councilor.**

Godwin was sworn in by Municipal Judge Stanton Harrell and assumed his seat.

- (3) Discussion and vote to Approve/Reject the appointment of Mayor Bill Flanagan to the INCOG (Indian Nations Council of Government) Board of Directors and Susan Kirtley as alternate, to serve a 2 year term beginning January 2015. (Bill Flanagan)**

Motion by Flanagan, second by Robertson to approve the appointment of Mayor Bill Flanagan to the INCOG (Indian Nations Council of Government) Board of Directors and Susan Kirtley as alternate, to serve a 2 year term beginning January 2015. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

STAFF REPORTS

Stormwater Projects Report-

Public Infrastructure supervisor Jeremy Ledbetter reviewed what has been done since the implementation of the Stormwater Fee in January of 2014. Areas in need of work were addressed, then rated in order of importance. Ledbetter stated the prime time to clean out the drainage areas is in the colder months due to lack of vegetation and street repairs are prioritized in the summer months. Stormwater projects are done year round though, depending on the severity of the project. Ledbetter stated that all projects done on Cat Creek have to be approved and permitted through the Corp. of Engineers, so that is slowing down some of the projects, but there are other areas that can be addressed while staff is waiting on the permitting to come through. The Stormwater Fee is projected to generate \$450,000 annually.

Police Chief Stan Brown briefed the Council on a shooting event that took place at RSU last week. Police arrived within 3 minutes of the call to assist RSU. Brown stated that he was very proud of the way City officers and Dispatch handled the situation. Radio communications were an issue, and he will work with other agencies to correct that issue in the near future.

City Manager Jim Thomas reported to Council that he, Public Works Director Daryl Golbek, and City Engineers will be meeting with ODOT (Oklahoma Department of Transportation tomorrow to discuss the Highway 20 re-routing.

Thomas also reported that as of today there have been 851 electric meters and 339 water meters installed for the AMI project.

Councilor Robertson left the meeting at 6:37 p.m.

CURRENT BUSINESS

(4) Approve/Reject the following consent items:

- (a) Minutes of the Regular Council Meeting on December 01, 2014, as printed.**
- (b) All claims as printed.**
- (c) Actual salary claims for pay periods ending December 05, 2014, in the amount of \$441,388.80 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) Request approval to see bids for the construction of a restroom/shelter at Will Rogers Park. (Joe Kays)**
- (e) Request approval of OMRF (Oklahoma Municipal Retirement Fund) Lump Sum Payment for Christopher Holland. (Jim Thomas)**

Motion by Kirtley, second by Willis to approve the consent items as listed. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(5) Discussion, consideration and possible action to file or not file tort claim against Rogers County related to the King Road widening project. (Jim Thomas)

Thomas- In March City Engineer Chris Cochran, Public Works Director Daryl Golbek, and myself met with Commissioner Thacker prior to going out to bid on the project. The Cherokee Nation and Claremore Public Schools had already committed to the project. Thacker agreed to pay 20% of the total cost of the project. The project was completed the second week in August. Once the final amount was determined an invoice was sent to Thacker and was received Oct. 10th via certified mail. Calls and attempts at communication were not answered by Thacker. Thomas asked to be placed on the

Commissioners agenda to address the issue. Thomas stated Thacker has decided not to go through with his commitment and he feels the City has a duty to hold Thacker accountable. The filing of the tort claim is the first step in that process.

Drummond outlined the tort claim process to the Council.

Motion by Flanagan, second by Willis to approve filing a tort claim against Rogers County related to the King Road widening project. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(6) Discussion and vote to Approve/Reject Resolution #2014-____, expressing Support for a tax credit award for the rehabilitation of Will Rogers Lofts at 524 W. Will Rogers Blvd. (Jeri Koehler/Jim Thomas)

Motion by Callender, second by DeMier to approve Resolution #2014- 14, expressing Support for a tax credit award for the rehabilitation of Will Rogers Lofts at 524 W. Will Rogers Blvd. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(7) Discussion and vote to Approve/Reject Resolution #2014-____, expressing support for a tax credit award for rehabilitating the J.B. Milam Building. (Chris Cochran)

Motion by Purkey, second by Callender to approve Resolution #2014- 15, expressing support for a tax credit award for rehabilitating the J.B. Milam Building. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(8) Discussion and vote to Approve/Reject Ordinance #2014-____, changing the zoning of a parcel of land in the East half of the Northwest Quarter (200 N. Davis Ave.) of Section 8, Township 21 North, Range 16 East of the I.B. & M., Rogers County, Oklahoma, from RS-3 (Residential single-Family High Intensity District) to CS (Commercial Shopping Center District) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. (Chris Cochran)

Motion by Willis, second by DeMier to approve Ordinance #2014- 33, changing the zoning of a parcel of land in the East half of the Northwest Quarter (200 N. Davis Ave.) of Section 8, Township 21 North, Range 16 East of the I.B. & M., Rogers County, Oklahoma, from RS-3 (Residential single-Family High Intensity District) to CS (Commercial Shopping Center District) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(9) Discussion and vote to Approve/Reject Ordinance #2014-_____, changing the zoning of a parcel of land in the East half of the Northwest Quarter (200 N. Davis Ave.) of Section 8, Township 21 North, Range 16 East of the I.B. & M., Rogers County, Oklahoma, from RS-3 (Residential single-Family High Intensity District) to RM-1 (Residential Multi-Family Low Intensity District) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. (Chris Cochran)

Motion by Willis, second by Callender to approve Ordinance #2014- 34, changing the zoning of a parcel of land in the East half of the Northwest Quarter (200 N. Davis Ave.) of Section 8, Township 21 North, Range 16 East of the I.B. & M., Rogers County, Oklahoma, from RS-3 (Residential single-Family High Intensity District) to RM-1 (Residential Multi-Family Low Intensity District) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(10) Discussion and vote to Approve/Reject Ordinance #2014-_____, changing the zoning of a parcel of land in the South half of the Southwest Quarter of the Northwest Quarter (820 S. Muskogee Ave.) of Section 16, Township 21 North, Range 16 East of the I.B. & M., Rogers County, Oklahoma, from AG (Agricultural District) to RD (Residential Duplex District) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. (Chris Cochran)

Motion by Willis, second by Purkey to approve Ordinance #2014- 35, changing the zoning of a parcel of land in the South half of the Southwest Quarter of the Northwest Quarter (820 S. Muskogee Ave.) of Section 16, Township 21 North, Range 16 East of the I.B. & M., Rogers County, Oklahoma, from AG (Agricultural District) to RD (Residential Duplex District) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(11) Discussion and vote to Approve/Reject the purchase of a Gradall XL3200III Tracked Excavator for the total amount of \$248,665.00 through Oklahoma Gradall Sole Contracted dealer, Kirby Smith Machinery, Inc. (Jeremy Ledbetter)

Motion by Purkey, second by Callender to approve the purchase of a Gradall XL3200III Tracked Excavator for the total amount of \$248,665.00 through Oklahoma Gradall Sole Contracted dealer, Kirby Smith Machinery, Inc. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(12) Discussion and vote to Approve/Reject the sale of 4.55 acres more or less of City-owned property located southwest of the intersection of Chambers Ave. and W.

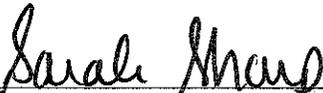
Dupont Street (near Safenet) to Green Property Management, Inc. for \$80,000.00, subject to approval of a real estate sales contract approved by the City Attorney (s). (Jim Thomas)

Motion by Willis, second by Callender to approve the sale of 4.55 acres more or less of City-owned property located southwest of the intersection of Chambers Ave. and W. Dupont Street (near Safenet) to Green Property Management, Inc. for \$80,000.00, subject to approval of a real estate sales contract approved by the City Attorney (s). Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 7:36 P.M.



Sarah Sharp, City Clerk

**Minutes of the Claremore Cultural Development Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma December 15, 2014**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 7:36 P.M.

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

Present: Terry Willis, Jeff Godwin, Will DeMier, Bill Flanagan, Brian Callender, Don Purkey, Susan Kirtley

Absent: David McComb, Buddy Robertson

Staff Present: Jim Thomas, Bryan Drummond, Sarah Sharp, Larry Hughes, Tim White, Daryl Golbek, Jeremy Ledbetter, Chris Cochran, Jeri Koehler, Susy Collins, Stanton Harrell, Stan Brown, Joe Kays, Ron Burrows, Sam Ross

ACCEPTANCE OF THE AGENDA

Motion by Willis, second by DeMier to approve the agenda for the regular CCDA meeting of December 15, 2014, as written. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

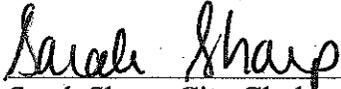
- (a) Minutes of the Regular Claremore Cultural Development Authority meeting on December 01, 2014, as printed.**
- (b) All claims as printed.**

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

ADJOURNMENT

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

Meeting adjourned at 7:38 P.M.



Sarah Sharp, City Clerk

**Minutes of the Claremore Public Works Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma December 15, 2014**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 7:38 P.M.

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

Present: Terry Willis, Jeff Godwin, Will DeMier, Bill Flanagan, Brian Callender, Don Purkey, Susan Kirtley

Absent: David McComb, Buddy Robertson

Staff Present: Jim Thomas, Bryan Drummond, Sarah Sharp, Larry Hughes, Tim White, Daryl Golbek, Jeremy Ledbetter, Chris Cochran, Jeri Koehler, Susy Collins, Stanton Harrell, Stan Brown, Joe Kays, Ron Burrows, Sam Ross

ACCEPTANCE OF THE AGENDA

Motion by Willis, second by DeMier to approve the agenda for the regular CPWA meeting of December 15, 2014, as written. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, 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 December 01, 2014, as printed.**
- (b) All claims as printed.**
- (c) Approve request to go out for bid on a bucket truck for the Electric Department. (Larry Hughes)**

Motion by Willis, second by DeMier to approve the consent items as printed. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

(2) Discussion and vote to Approve/Reject the renewal of annual transformer bids From December 2014 through December 2015 as follows:

- Schedule I- Single Phase Pole Mount Transformers**
Reconditioned-Wiley Transformer Co. - \$6,175.00
- Schedule II- Single Phase Pad Mount Transformers**
New- Wiley Transformer Co. - \$17,610.00
Reconditioned-Wiley Transformer Co. -\$16,885.00
- Schedule III- Three Phase Pad Mount Transformers**
New- Wiley Transformer Co. - \$351,434.00
Reconditioned-Wiley Transformer Co. -\$317,340.00
- Schedule IV- Single Phase Pole Mount Transformer Repair**
Wiley Transformer Co. - \$7,970.00
- Schedule V- Single Phase Pad Mount Transformer Repair**
Wiley Transformer Co. - \$19,000.00
- Schedule VI- Three Phase Pad Mount Transformer Repair**
Wiley Transformer Co. - \$127,130.00

(Larry Hughes)

Motion by Purkey, second by Willis to approve the renewal of annual transformer bids from December 2014 through December 2015 as listed. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

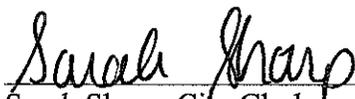
(3) Discussion and vote to Approve/Reject the addition of addendums to the City contract with Utility Services Co., Inc. for the addition of mixers in all water towers and for the application and maintenance of the new City logos on the Highway 66 and Talbert water towers. (Jeremy Ledbetter)

Motion by DeMier, second by Callender to approve the addition of addendums to the City contract with Utility Services Co., Inc. for the addition of mixers in all water towers and for the application and maintenance of the new City logos on the Highway 66 and Talbert water towers. Roll call vote: Willis, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; and Kirtley, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 7:53 P.M.



Sarah Sharp, City Clerk