

**Regular Minutes of the Claremore Cultural Development Authority Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma August 03, 2015**

CALL TO ORDER

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

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

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

Absent: None

Staff Present: Dave Brown, Bryan Drummond, Sarah Sharp, Susy Collins, Sean Douglas, Stan Brown, Kevin Bledsoe, Suzan Maloy, Larry Hughes, Jeri Koehler, Brandon Irby, Jill Ferenc, Noelle Hayes

Pledge of Allegiance by all.

Invocation by Dave Mewbourne, Pastor Claremore Assembly of God Church

CALL TO THE PUBLIC

Call To the Public was done during the discussion of CPWA item #2.

ACCEPTANCE OF THE AGENDA

Motion by Willis, second by Robertson that the agenda for the regular CCDA meeting of August 03, 2015, be approved as written. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, 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 July 20, 2015 as printed.

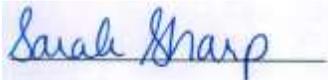
(b) All Claims as printed.

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

ADJOURNMENT

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

Meeting adjourned at 6:03 P.M.

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

Sarah Sharp, CMC
City Clerk

**Regular Minutes of Claremore Public Works Authority Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma August 03, 2015**

CALL TO ORDER

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

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

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

Absent: None

Staff Present: Dave Brown, Bryan Drummond, Sarah Sharp, Susy Collins, Sean Douglas, Stan Brown, Kevin Bledsoe, Suzan Maloy, Larry Hughes, Jeri Koehler, Brandon Irby, Jill Ferenc, Noelle Hayes

ACCEPTANCE OF THE AGENDA

Motion by Willis, second by Robertson that the agenda for the regular CPWA meeting of August 03, 2015, be approved as written. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, 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 Public Works Authority Meeting on July 20, 2015, as printed.

(b) All Claims as printed.

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

(2) Discussion and vote to Approve/Reject the exchange of the vacant 3.67 acres located on Ramm Road just West of the Claremore Public Works Facility for property owned by ODOT located on Lynn Riggs Blvd. and to authorize the execution of all documents in the furtherance of this transaction. (Jim Thomas/Jeri Koehler)

Koehler-The CPWA has the opportunity to swap the land value to value. ODOT land purchased in 1954. ODOT will potentially use land for use of truck, salt and sand, etc. storage. Koehler reviewed the appraisals for both properties. \$91,000 difference in appraised value of property.

Purkey-pushed for purchase of property on Ramm Road. Saw it for future need. Hate to give it up. Valuable piece of land for the City.

Jeri-A year ago CIEDA advertised in the utility bills asking for citizen input as to what businesses they would like to see brought to Claremore. Over 19,000 responses were received from residents. 57% of those responses were for restaurants. CIEDA actively began recruiting those brands requested. The #1 requested restaurant is interested in the ODOT property, it is a national quick serve restaurant that would bring in an estimated 3million in yearly revenue, estimated \$90,000 in sales tax collection, with an estimated 10,000 cars per week to the business. Approval of the land swap will allow CPWA to get the property in their possession so that they can begin negotiations with the restaurant. There are no incentives on the table. Koehler would recommend that City enter into negotiations for sale of the land. Sale of land currently owned by ODOT will be on a future agenda. Property is 85,000 square feet, but footprint of restaurant will be less than 40,000. Signage easements that will protect the current businesses can also be built into any agreement to sell the land for development.

City Attorney Bryan Drummond discussed the legal process of the land swap.

CALL TO THE PUBLIC

Brian Callender- Owns a business in the Clermont Shopping Center and feels this is not a good deal for local businesses, feels it will bury the shopping center located behind it. They will have to build up the property because it is sloped. You will not be able to see the shopping center once building is built; those businesses in the shopping center picked that location due to the visibility off Hwy. 66. Callender encouraged the Council not to throw 10 local small businesses under the bus for 1. Willhoite Properties has paid to maintain the entrances and maintain the grassy area. Callender states he has a lot of time and money invested in this location, and It would cost him \$75,000 to \$100,000 to move his business. He has been there 10 years and that is why he will be abstaining from the vote tonight.

Todd Willhoite- Vice President of Clermont Properties, Inc., a locally owned business. There 13 businesses in this shopping center. These businesses will be in jeopardy if something goes in in front of the shopping center, blocking their visibility from the highway. If they aren't getting business, they will not stay in there. The Shopping center was built in 1983, Willhoite Properties have owned the property since 1993 and maintained the entrance roads and the grassy area. Willhoite is against any development in the area in front of the shopping center. There is a stormwater drain in the grassy area and it is sloped.

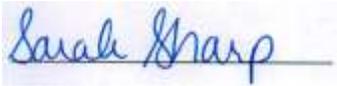
Motion by DeMier, second by Godwin to approve the exchange of the vacant 3.67 acres located on Ramm Road just West of the Claremore Public Works Facility for property owned by ODOT located on Lynn Riggs Blvd. and to authorize the execution of all documents in the furtherance of this transaction, subject to the approval of the City

Attorney. Roll call vote: Willis, yes; Robertson, no; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, abstain; Purkey, no; Kirtley, yes; and Savage, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 6:30 P.M.



Sarah Sharp, CMC
City Clerk

**Minutes of Claremore City Council Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma August 03, 2015**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 6:30 P.M.

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

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

Absent: None

Staff Present: Dave Brown, Bryan Drummond, Sarah Sharp, Susy Collins, Sean Douglas, Stan Brown, Kevin Bledsoe, Suzan Maloy, Larry Hughes, Jeri Koehler, Brandon Irby, Jill Ferenc, Noelle Hayes

ACCEPTANCE OF THE AGENDA

Motion by Willis, second by Godwin that the agenda for the regular City Council meeting of August 03, 2015, be approved as written. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

AWARDS, PRESENTATIONS, AND COMMUNICATIONS

None

MAYOR'S REPORT & APPOINTMENTS

None

STAFF REPORTS

Police Chief Stan Brown announced National Night Out will be held tomorrow evening from 6-9 P.M. at Will Rogers Park.

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

(a) Minutes of the Regular Council Meeting on July 20, 2015.

(b) All claims as printed.

(c) Actual salary claims for pay periods ending July 17, 2015, in the amount of \$456,089.88 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 the next pay period in the amount of \$500,000. Payroll at \$500,000 amount to include payables.

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

**(2) Discussion and vote to Approve/Reject the Final Plat of Highfill Rentals.
(Jill Ferenc)**

Motion by Purkey, second by Kirtley to approve the Final Plat of Highfill Rentals. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(3) Discussion and vote to Approve/Reject Ordinance #2015-____, changing the zoning of land at the Westerly 75' of Lot 9 in Block 120 of the City of Claremore, Rogers County, State of Oklahoma, from Residential Multi-Family Medium Intensity District (RM-2) to Commercial High Intensity District (CH) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. (Jill Ferenc)

Motion by Purkey, second by Callender to approve Ordinance #2015-16, changing the zoning of land at the Westerly 75' of Lot 9 in Block 120 of the City of Claremore, Rogers County, State of Oklahoma, from Residential Multi-Family Medium Intensity District (RM-2) to Commercial High Intensity District (CH) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

**(4) Discussion and vote to Approve/Reject solicitation of request for proposals (RFPs) to lease-purchase a fire engine and associated equipment.
(Sean Douglas)**

Motion by Callender, second by DeMier to approve the solicitation of request for proposals (RFPs) to lease-purchase a fire engine and associated equipment. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(5) Discussion and vote to Approve/Reject award of request for proposals (RFPs) to Hillcrest Hospital Claremore for Fire Department medical evaluations. (Sean Douglas)

Motion by Willis, second by Callender to approve the award of request for proposals (RFPs) to Hillcrest Hospital Claremore for Fire Department medical evaluations. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(6) Discussion and vote to Approve/Reject Ordinance #2015-____, amending the Employee Retirement System, Defined Contribution Special Incentive Plan for the position of City Manager for the City of Claremore, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Claremore, Oklahoma; providing for a purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; loss of benefits for cause and limitations of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers and duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities and towns and their agencies and instrumentalities for purposes of administration, management, and investments part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code. (Dave Brown)

Brown stated this is the only active plan and will not change the incentives the City Manager receives.

Motion by DeMier, second by Kirtley to approve Ordinance #2015-17, amending the Employee Retirement System, Defined Contribution Special Incentive Plan for the position of City Manager for the City of Claremore, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Claremore, Oklahoma; providing for a purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; loss of benefits for cause and limitations of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers and duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities and towns and their agencies and instrumentalities for purposes of administration, management, and investments part of the Oklahoma Municipal Retirement Fund; providing for payment of

all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(7) Discussion and vote to Approve/Reject Ordinance #2015-____, amending the Employee Retirement System, Defined Contribution Plan for the position of Assistant City Manager for the City of Claremore, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Claremore, Oklahoma; providing for a purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; loss of benefits for cause and limitations of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers and duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities and towns and their agencies and instrumentalities for purposes of administration management, and investments part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code. (Dave Brown)

Motion by Kirtley, second by DeMier to approve Ordinance #2015-18, amending the Employee Retirement System, Defined Contribution Plan for the position of Assistant City Manager for the City of Claremore, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Claremore, Oklahoma; providing for a purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; loss of benefits for cause and limitations of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers and duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities and towns and their agencies and instrumentalities for purposes of administration management, and investments part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those

amendments mandated by the Internal Revenue Code. Roll call vote: Willis, yes; Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(8) Discussion and vote to Approve/Reject Ordinance #2015-____, amending the Employee Retirement System, Defined Contribution Plan for the position of City Manager for the City of Claremore, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Claremore, Oklahoma; providing for a purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; loss of benefits for cause and limitations of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers and duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities and towns and their agencies and instrumentalities for purposes of administration, management, and investments part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code. (Dave Brown)

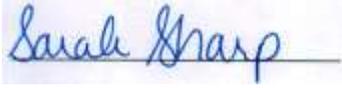
Motion by DeMier, second by Willis to approve Ordinance #2015-19, amending the Employee Retirement System, Defined Contribution Plan for the position of City Manager for the City of Claremore, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the City of Claremore, Oklahoma; providing for a purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; loss of benefits for cause and limitations of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a Retirement Committee and providing for powers and duties and rights of Retirement Committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities and towns and their agencies and instrumentalities for purposes of administration, management, and investments part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the Internal Revenue Code. Roll call vote: Willis, yes;

Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 7:11 P.M.

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

Sarah Sharp, CMC
City Clerk