

**Minutes of the Claremore Cultural Development Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma December 21, 2015**

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, Jeff Godwin ,Will DeMier, Bill Flanagan,
Don Purkey, Susan Kirtley, Scott Savage

Absent: Terry Willis and Brian Callender

Staff Present: Jim Thomas, Bryan Drummond, Dave Brown, Sarah Sharp, Eric Nelson, Sean Douglas, Tim White, Jeri Koehler, Jill Ferenc, Brandon Irby, Zane James, Daryl Golbek, Joe Kays

Pledge of Allegiance by all.

Invocation by Councilman Purkey.

CALL TO THE PUBLIC

Tim Stonebarger 13564 E. Highway 20- Mr. Stonebarger discussed the need for a homeless and mental health center in Claremore for people coming out of jail or people with mental illness in Claremore. There are a lot of helpful agencies in Claremore, but there needs to be a central place to connect them all. Stonebarger would like to get this project going and would like the support of Council.

Crystal Campbell 9715 E. 480 Rd.- Campbell stated she is thrilled the opportunity for a Chick-Fil-A has come to Claremore. This is a family friendly, clean and wholesome environment. She is thankful to CIEDA for seeing the opportunity and realizes it is a trickle-down effect. Campbell expressed her gratitude to Council for their support of this fantastic step.

Pete Patel 1400 Country Club Rd.- Patel stated this is a tremendous opportunity for Claremore. Claremore is now on the map because the hotels are here, and now we need to focus on restaurant development. With Chick-Fil-A coming it will further put Claremore on the map.

Travis Peck 18995 Spring Creek Lane- Peck stated town is moving forward and the business growth is a sign of that. The community has spoken and are in favor of this. This will create more visibility for Claremore. Peck and his family will happily drive across town instead of down Highway 20 to eat at Chick-Fil-A.

Jessica Wilbourn 14823 Fieldstone Drive- Wilbourn expressed her support of the Chick-Fil-A project. Wilbourn thinks that Claremore has a lot to offer, but there is room for improvement. Wilbourn and her family travel out of town at least once a week to shop and eat, and would like to keep it local.

Ryan Erwin 8523 E. Amber Dr.-Erwin was present to support Chick-Fil-A on behalf of RSU and President Rice. Erwin stated that quality dining option is a plus for student and their families, not to mention the job opportunities for college students. RSU brings over 100 athletic groups to Claremore each year and believes this is an exciting opportunity for increased dining experiences.

Josh Froman 214 S. J. M. Davis Blvd.- Froman encouraged Council to vote in favor of the Chick-Fil-A proposal. Froman recently moved his business to a vacant and blighted property. He has received numerous comments regarding how he has improved a downtrodden property, and feels that Chick-Fil-A is the same opportunity.

Emily Brown 14780 Fieldstone Dr. S.- Brown stated Chick-Fil-A is the ideal place for playdates because of the clean and wholesome environment. College students will benefit from the additional jobs in the community as well.

Ron Burrows 12156 E. Hill Drive- Burrows addressed Council regarding the Chick-Fil-A contract, stating it is our job to make decisions that benefit the people we serve. The tax dollars this business will generate is critical, and will drive the City forward. The City currently experiences 500 million in leakage each year, and we have to start reversing that trend. The City needs people to spend their money here. Burrows encouraged Council to move forward with the contract.

Marty Quinn P.O. Box 235- Senator Quinn stated he was asked to help facilitate the conversation with ODOT , and there were a lot of steps to go through. Quinn believes that we need to continue to send a positive message as to what the community wants. He would personally like to see a Chick-Fil-A, but encourage Council to consider all aspects, stating those speaking against the project are just as important as those in favor.

J. Todd Willhoite 501 S. Lynn Riggs Blvd.- Willhoite is the owner of the Claremont Center, he states he has been given a drawing of the site and is pleased with it. Willhoite states that he is willing to work with Chick-Fil-A and be a good neighbor. Willhoite stated he just wants to make Council aware of his shopping center and that his tenants are protected through the process, and that consideration is given to the present business owners.

ACCEPTANCE OF THE AGENDA

Motion by Kirtley, second by Savage that the agenda for the regular CCDA meeting of December 21, 2015, be approved as written. Roll call vote: Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, 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 December 07, 2015 as printed.
(b) All Claims as printed.

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

ADJOURNMENT

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

Meeting adjourned at 6:22 P.M.



Sarah Sharp, CMC
City Clerk

**Minutes of Claremore Public Works Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma December 21, 2015**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 6:22 P.M.

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

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

Absent: Terry Willis and Brian Callender

Staff Present: Jim Thomas, Bryan Drummond, Dave Brown, Sarah Sharp, Eric Nelson, Sean Douglas, Tim White, Jeri Koehler, Jill Ferenc, Brandon Irby, Zane James, Daryl Golbek, Joe Kays

ACCEPTANCE OF THE AGENDA

Motion by Savage, second by Kirtley that the agenda for the regular CPWA meeting of December 21, 2015, be approved as written. Roll call vote: Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, 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 December 07, 2015, as printed.

(b) All Claims as printed.

(c) Approval of Water Treatment Plant upgrades as follows:

UCI- Utility Contractors, Inc. #3	\$401,927.24
Garver-Inv. # 15078300-4	\$73,040.00

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

(2) Discussion and possible action to Approve/Reject a Purchase and Sale Agreement with Chick-Fil-A, Inc. for the sale of a tract of land located at S. Lynn Riggs Blvd. (Highway 66) and JM Davis Blvd. more particularly described as follows:

Commencing at the NE corner of the NE¼ of Section 17, T21N, R16E, thence S 88°39'49" W along the North line of said NE¼ a distance of 1,279.17 feet to a point on the present Easterly right-of-way line of State Highway No. 66, thence S 49°50'18" W along said right-of-way line a distance of 280.82 feet to the point of beginning, thence S 01°05'06" E along said right-of-way line a distance of 279.74 feet, thence N 61°46'41" W along said right-of-way line a distance of 34.34 feet, thence S 28°13'19" W along said right-of-way line a distance of 216.60 feet, thence N 61°46'41" W along said right-of-way line a distance of 272.3 feet to a point on the permanent Easterly right-of-way line of State Highway No. 66, thence Northeasterly along said right-of-way on a curve to the right having a chord bearing of 46°32'12" E and having a radius of 1,789.86 feet an arc distance of 206.28 feet, thence N 49°50'18" E along said right-of-way a distance of 284.84 to said point of beginning. Containing 80,100.51 sq. ft. or 1.84 acres, more or less. (Jim Thomas)

CIEDA Director Jeri Koehler presented an updated version of the contract and reviewed the process so far. Construction is anticipated to begin in summer of 2016, with an opening in early 2017.

Koehler and City land attorney Eric Nelson were present to answer questions of Council.

Motion by DeMier, second by Kirtley to approve the Purchase and Sale Agreement with Chick-Fil-A, Inc. for the sale of a tract of land, as approved by the City Manager and City Attorney. Roll call vote: Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Callender, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 6:56 P.M.



Sarah Sharp, CMC
City Clerk

**Minutes of Claremore City Council Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma December 21, 2015**

CALL TO ORDER

Meeting called to order by Mayor Bill Flanagan at 6:56 P.M.

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

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

Absent: Terry Willis and Brian Callender

Staff Present: Jim Thomas, Bryan Drummond, Dave Brown, Sarah Sharp, Eric
Nelson, Sean Douglas, Tim White, Jeri Koehler, Jill Ferenc, Brandon
Irby, Zane James, Daryl Golbek, Joe Kays

ACCEPTANCE OF THE AGENDA

Motion by Robertson, second by Godwin that the agenda for the regular City Council meeting of December 21, 2015, be approved as written. Roll call vote: 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

None

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

(a) Minutes of the Regular Council Meeting on December 07, 2015.

(b) All claims as printed.

(c) Actual salary claims for pay periods ending December 04, 2015, in the amount of \$479,574.98 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.

(d) Approval to award bid for the construction of a trail at Will Rogers Park from DB Builders LC, base bid of \$216,818-32 and add alternate #2 for Rest Area in the amount of \$4,287, for a grand total of \$221,105.32.

(Joe Kays)

(e) Approval of Resolution #2015-10, establishing a process for implementation of the requirements of Chapter 11 O.S. Section 51-108, including establishing the process for calling and scheduling elections pursuant to said Statute. (Bryan Drummond)

(f) Approval of Resolution #2015-11, expressing support of the preservation of tax exempt financing of State and Local Bonds. (Jim Thomas)

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

(2) Discussion and possible action to Approve/Reject authorizing Fire Chief and Emergency Management Director Sean Douglas and the Chief Elected Official to sign the FY 2016 Emergency Management Program Grant (EMPG) and any associated documents required for management of the grant. (Sean Douglas)

Motion by DeMier, second by Godwin to approve authorizing Fire Chief and Emergency Management Director Sean Douglas and the Chief Elected Official to sign the FY 2016 Emergency Management Program Grant (EMPG) and any associated documents required for management of the grant. Roll call vote: Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(3) Discussion and vote to Approve/Reject authorizing the Fire Chief and Emergency Management Director Sean Douglas or other person designated by Council to sign the Memorandum of Understanding related to the Rogers County Mass Immunization and Prophylaxis (MIPS) Plan on behalf of the City of Claremore. (Sean Douglas)

Motion by Godwin, second by Kirtley to approve authorizing the Fire Chief and Emergency Management Director Sean Douglas or other person designated by Council to sign the Memorandum of Understanding related to the Rogers County Mass Immunization and Prophylaxis (MIPS) Plan on behalf of the City of Claremore. Roll call vote: Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(4) Discussion and vote to Approve/Reject authorizing the City Manager to execute and manage the Lease Purchase Agreement with RCB Bank in the amount of \$500,000 to purchase a fire engine and related equipment. (Sean Douglas)

Motion by DeMier, second by Savage to approve authorizing the City Manager to execute and manage the Lease Purchase Agreement with RCB Bank in the amount of \$500,000 to purchase a fire engine and related equipment. Roll call vote: Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

(5) Discussion and possible action to Approve/Reject the purchase of a fire engine from Pierce Manufacturing, Inc. in the amount of \$479,725.25, with an additional 3% contingency authorized, through the Houston Galveston Area Cooperative (HGAC) Purchasing Program and financed through the recently awarded RCB Lease Purchase Program.(Sean Douglas)

Motion by Kirtley, second by Godwin to approve the purchase of a fire engine from Pierce Manufacturing, Inc. in the amount of \$479,725.25, with an additional 3% contingency authorized, through the Houston Galveston Area Cooperative (HGAC) Purchasing Program and financed through the recently awarded RCB Lease Purchase Program. Roll call vote: Robertson, yes; Godwin, yes; DeMier, yes; Flanagan, yes; Purkey, yes; Kirtley, yes; and Savage, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 7:18 P.M.



Sarah Sharp, CMC
City Clerk