

MINUTES OF CLAREMORE PUBLIC WORKS AUTHORITY MEETING
COUNCIL CHAMBERS, CITY HALL, 104 S. MUSKOGEE,
CLAREMORE, OKLAHOMA DECEMBER 03, 2007

CALL TO ORDER

Meeting called to order by Mayor Brant Shallenburger at
6:00
P.M.

ROLL CALL

Mae Lee called roll. The following were:

Present: Brant Shallenburger, Don Myers, Tony Mullenger, Flo Guthrie, Terry Chase, Tom Lehman, Paula Watson

Absent: Buddy Robertson, Mick Webber

Staff Present: City Manager Troy Powell, Mae Lee, Matt Mueller, Randy Elliott, Serena Kauk, Phil Stowell, Daryl Golbek, Tim Miller, Mark Dowler, Joyce Medlock, Gary Allphin, Janet Donnelly

Pledge of Allegiance by all.

ACCEPTANCE OF AGENDA

Motion by Mullenger, second by Lehman that the agenda for the regular CPWA meeting of December 03, 2007, be approved as written. 7 yes, Mullenger, Lehman, Myers, Guthrie, Shallenburger, Chase, Watson.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

CALL TO THE PUBLIC

None

CURRENT BUSINESS

Motion by Mullenger, second by Lehman to approve the following consent items:

- (a) Minutes of Claremore Public Works Authority meeting on November 19, 2007, as printed.
- (b) All claims as printed.

7 yes, Mullenger, Lehman, Guthrie, Shallenburger, Chase, Watson, Myers.

ADJOURN

Motion by Mullenger, second by Lehman to adjourn. 7 yes, Mullenger, Lehman, Shallenburger, Chase, Watson, Myers, Guthrie.

Meeting adjourned at **6:03 P.M.**

**MINUTES OF CLAREMORE CULTURAL DEVELOPMENT AUTHORITY
MEETING**

**COUNCIL CHAMBERS, CITY HALL, 104 S. MUSKOGEE,
CLAREMORE, OKLAHOMA DECEMBER 03, 2007**

CALL TO ORDER

Meeting called to order by Mayor Brant Shallenburger at
**6:03
P.M.**

ROLL CALL

Mayor Shallenburger asked Mae Lee to note that members are present/absent as indicated below:

Present: Brant Shallenburger, Don Myers, Tony Mullenger, Flo Guthrie, Mick Webber, Terry Chase, Tom Lehman, Paula Watson

Absent: Buddy Robertson

Staff Present: City Manager Troy Powell, Mae Lee, Matt Mueller,

Randy Elliott, Serena Kauk, Phil Stowell, Daryl Golbek, Tim Miller, Mark Dowler, Joyce Medlock, Gary Allphin, Janet Donnelly

ACCEPTANCE OF AGENDA

Motion by Mullenger, second by Lehman that the agenda for the regular CCDA meeting of December 03, 2007, be approved as written. 8 yes, Mullenger, Lehman, Webber, Chase, Watson, Myers, Guthrie, Shallenburger.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

CALL TO THE PUBLIC

None

CURRENT BUSINESS

Motion by Mullenger, second by Lehman that the CCDA approve the following consent items:

- (a) Minutes of Claremore Cultural Development Authority Meeting on November 19, 2007, as printed.
- (b) All claims as printed.

8 yes, Mullenger, Lehman, Chase, Watson, Myers, Guthrie, Shallenburger, Webber.

ADJOURNMENT

Motion by Mullenger, second by Guthrie to adjourn. 8 yes, Mullenger, Guthrie, Lehman, Watson, Myers, Shallenburger, Webber, Chase.

Meeting adjourned at **6:04 P.M.**

MINUTES OF REGULAR COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL, 104 S. MUSKOGEE,
CLAREMORE, OKLAHOMA DECEMBER 03, 2007

CALL TO ORDER

Meeting called to order by Mayor Brant Shallenburger at
6:04
P.M.

ROLL CALL

Mayor Shallenburger asked Mae Lee to note that members are present/absent as indicated below:

Present: Brant Shallenburger, Don Myers, Tony Mullenger, Flo Guthrie, Mick Webber, Terry Chase, Tom Lehman, Paula Watson

Absent: Buddy Robertson

Staff Present: City Manager Troy Powell, Mae Lee, Matt Mueller,
Randy Elliott, Serena Kauk, Phil Stowell, Daryl Golbek, Tim Miller, Mark Dowler, Joyce Medlock, Gary Allphin, Janet Donnelly

ACCEPTANCE OF AGENDA

Motion by Mullenger, second by Lehman that the agenda for the regular council meeting of December 03, 2007 be approved as written. 8 yes, Mullenger, Lehman, Watson, Myers, Guthrie, Shallenburger, Webber, Chase.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

AWARDS, PRESENTATIONS, AND COMMUNICATIONS

None

CALL TO THE PUBLIC

Don Myers - Commended Fire Department and ambulance service for providing professional emergency service to the citizens of Claremore.

MAYOR'S REPORT & APPOINTMENTS

Motion by Mullenger, second by Guthrie to approve recommendation by Mayor Shallenburger to re-appoint **Steve Kisse** and **Curt Daniel** to the Claremore City Board of Adjustment, each to serve a three (3) year term to October, 2010. 8 yes, Mullenger, Guthrie, Myers, Shallenburger, Webber, Chase, Lehman, Watson.

CITY MANAGER'S REPORT

None

CITY ATTORNEY'S REPORT

None

UNFINISHED BUSINESS

None

CURRENT BUSINESS

Motion by Mullenger, second by Lehman to approve the following consent items:

- (a) Minutes of Regular Council meeting on November 19, 2007, as printed.
- (b) All claims as printed.
- (c) Actual salary claims for pay period ending November 17, 2007, in the amount of \$392,966.60 and estimated salary claims for next pay period in the amount of \$430,000.
- (d) Accept State Contract price from Hudiburg Chevrolet for one (1) Chevrolet pickup in the amount of \$11,508 - Utility Department. (**Joyce Medlock**)
- (e) Approve soliciting bids for a fire truck. (**Mark Dowler**)
- (f) Approve soliciting RFQ's for HVAC units for Police Department. (**Gary Allphin**)
- (g) Approve soliciting RFP's for City Hall floor re-surfacing. (**Gary Allphin**)

8 yes, Mullenger, Lehman, Guthrie, Shallenburger, Webber, Chase, Watson, Myers.

The following item was pulled from agenda:

Adopt/Reject **Resolution #2007-_____** approving the incurrence of indebtedness by the Claremore Industrial and Economic Development Authority (**CIEDA**) issuing its Lease Revenue Notes, Series 2008 (Northeast Technology Center Project) in an aggregate amount not to exceed \$7,100,000; providing that the

Trust Indenture, as amended, creating the Authority is subject to the provisions of the Note Indenture; authorizing the issuance of said Notes; waiving competitive bidding and approving the proceedings of the Authority pertaining to the sale of said Notes; and containing other provisions relating thereto. (**John Carle**)

Motion by Mullenger, second by Guthrie to approve Contract Agreement with Garver Engineers, LLC, for water master plan evaluation in the amount of \$100,000. 8 yes, Mullenger, Guthrie, Shallenburger, Webber, Chase, Lehman, Watson, Myers.

Motion by Mullenger, second by Lehman to extend time line to February 4, 2008 on action concerning abatement of property located at 1632 West Blue Starr Drive - Huey and Bonnie Schultz. 8 yes, Mullenger, Lehman, Guthrie, Shallenburger, Webber, Chase, Watson, Myers.

Matt - GRDA Contract good for Claremore

Myers - Why 35 years better than 10 years?

Matt - GRDA secures long-term debt

Mullenger - Current contract ends when?

Tim Miller - 2011

Chase - 15 other communities are on board with contract

Matt - We can always audit if we feel costs are out of control

Mullenger - can we sell back electric?

Troy - we can produce 20% of power, we don't have to buy minimum amount from GRDA

We would sign new contract now, not wait until 2011.

Matt/Tim - As for large communities buying from GRDA, we are number three, Coffeyville is number 2 and Stillwater is number 1.

Webber - We need representative on GRDA Board since we are third largest buyer from GRDA.

Motion by Mullenger, second by Myers to approve a 35 year Power Purchase Contract with GRDA. 8 yes, Mullenger, Myers, Shallenburger, Webber, Chase, Lehman, Watson, Guthrie.

Troy - Andy not here but this is yearly renewal.

Motion by Mullenger, second by Guthrie to approve the following requirements **(1 thru 4)** concerning the CDBG Community Development project for Environmental Review Record for 12996

CDBG 07 Sanitary Sewer Improvements Project:

1. Designate the City's Chief Executive Officer, the Mayor, as the certifying officer under the National Environmental Policy Act of 1969 to assume overall responsibility for the environmental review process.
2. Make a Finding of Categorical Exclusion/Exempt from Release of Funds Publication on the Environment for the #12996 CDBG 07 Sanitary Sewer Infrastructure Program.
3. Authorize the Mayor to sign the CDBG Certification of Leverage, Environmental Certification and Request for Release of Funds.

AND

4. Approve an Antidisplacement Plan for the #12996 CDBG 07 Sanitary Sewer Infrastructure Program.

8 yes, Mullenger, Guthrie, Webber, Chase, Lehman, Watson, Myers, Shallenburger.

Motion by Mullenger, second by Guthrie to approve request for INCOG Administrative Services Agreement fees **(costs not to exceed \$5,400)** for 12996 CDBG 07 Sanitary Sewer Improvements Grant. 8 yes, Mullenger, Guthrie, Chase, Lehman, Watson, Myers, Shallenburger, Webber.

EXECUTIVE SESSION

Motion by Mullenger, second by Guthrie to approve going into executive session to discuss the following:

- (a) Employment of Council Employee(s) - City Attorney, City Municipal Judge and City Finance Director. 25 O.S. Section 307 B.1.

8 yes, Mullenger, Guthrie, Watson, Myers, Shallenburger, Webber, Chase, Lehman. **TIME 6:43 P.M.**

Council came out of executive session at 7:43 P.M.

No action on City Attorney.

Motion by Mullenger, second by Guthrie to have City Attorney prepare memorandum for Finance Director regarding executive session conversation and look into requirements for City Judge regarding his compensation. 8 yes, Mullenger, Guthrie, Myers, Shallenburger, Webber, Chase, Lehman, Watson.

ADJOURN

Motion by Mullenger, second by Myers to adjourn. 8 yes, Mullenger, Myers, Shallenburger, Webber, Chase, Lehman, Watson, Guthrie.

Meeting adjourned at **7:43 P.M.**

MINUTES OF SPECIAL COUNCIL MEETING COUNCIL
CHAMBERS, CITY HALL, 104 S. MUSKOGEE,
CLAREMORE, OKLAHOMA DECEMBER 03, 2007

Claremore City Council Retreat

Meeting called to order by Mayor Shallenburger.

Present: Brant Shallenburger, Don Myers, Tony Mullenger, Flo Guthrie, Mick Webber, Terry Chase, Tom Lehman, Paula Watson **Absent:** Buddy Robertson **Staff Present:** City Manager Troy Powell, Mae Lee, Matt Mueller, Randy Elliott, Serena Kauk, Daryl Golbek, Tim Miller **Others Present:** Dell Davis

Council discussed the following:
Traffic Study/loops etc. BlueGrass/Chili Festival Traffic light request from JD and Market
Project with Edmond Group
Group meetings
Changing retreat dates
School zone lights
Other items as needed

Troy distributed maps - east by turnpike - Swans wants new property to be inside city - working on annexation east by turnpike - want traffic light - January

Randy Highfill - wants land to be annexed - building single family homes Northwest of Claremore - \$200,000 range
Webber - He will have to build up to City Code
Troy - set up meeting with Highfill to make sure he understands he must build to City Code and Specs.

Ken Kline wants annexed to build apartments and wants city to build 2 roads - property South of Flint/King Rd.
Council not in favor.

Council directed Randy to write Ordinance to de-annex Cambridge Estates.

BlueGrass/Chili Festival - Dell reviewed Acts for festival in 2008. \$48,500 spent on show last year
Troy - Is Council comfortable with current accounting? How about lump sum payment to Chamber/Dell for this festival?

Dell - I will have to go back to board first to answer question of lump sum payment.

Mullenger - Continue as is for 2008 and look at different approach/format for 2009 and set an amount.

Webber - put cap on money spent by Chamber/Dell

Shallenburger - bring thru Special Events Committee in January and recommend amount for 2009 event.

*****Agenda item - for 12-17-07 - Discussion/Possible action concerning funding for BlueGrass/Chili Festival in 2008.**

9:00 PM

Council wants to develop traffic study/loops. Troy will develop RFQ

Basler/The Market - wants light and are willing to pay 50% of costs

Council wants to wait and not make decision at this time.

Edmond Group - Interested in City property (formerly Harper property) for Senior Living units, gated community - want to wait until parks study done

Serena - I think that land was purchased with bond money - will check on this

Retreats - Council wants to try 5th Monday meetings and Saturday morning meetings.

Troy - will set aside, for Council, every third Thursday at 4:00 PM or 6:00 PM for questions or concerns you may have.

Do you want to go back to having Brant run the retreats?

Consensus of Council is yes.

Troy - want to upgrade school zones with electric/solar powered lights like Hwy 20 at West Side School

I want to do one on Blue Starr now

Any objections to moving the first meeting in January to Tuesday night?

No objections to having a Special Council meeting on Tuesday night, January 8, 2008 due to no quorum on January 7, 2008.

Meeting ended at 9:25 PM.