

**Minutes of the Claremore Cultural Development Authority Regular Meeting  
Council Chambers, City Hall, 104 S. Muskogee Ave.  
Claremore, Oklahoma November 19, 2012**

**CALL TO ORDER**

Meeting called to order by Mayor Mickey Perry at 6:00 P.M.

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

**Present:** Terry Willis, Buddy Robertson, Mark Lepak, Bill Flanagan, Mickey Perry, Don Purkey, Brandon Smith, Paula Watson

**Absent:** Thomas Cypert

**Staff Present:** Daryl Golbek, Matt Ballard, Sarah Sharp, Tim White, Chris Cochran, Sean Douglas, Ruby Maline, Ron Kolker, David Atzbach, Larry Hughes, Matt Wilson, Kyle Thorsen, Sherry Beach, Joe Kays

Pledge of Allegiance by all.

Invocation by Councilman Don Purkey

**CALL TO THE PUBLIC**

None

**ACCEPTANCE OF THE AGENDA**

Motion by Smith, second by Flanagan to approve the agenda for the regular CCDA meeting of November 19, 2012, as written. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, 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 November 05, 2012, as printed.
- (b)** All claims as printed.

Motion by Smith, second by Lepak to approve CCDA consent items as printed. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

### **ADJOURNMENT**

Motion by Smith, second by Lepak to adjourn. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

Meeting adjourned at 6:03 P.M.

**Minutes of the Claremore Public Works Authority Regular Meeting  
Council Chambers, City Hall, 104 S. Muskogee Ave.  
Claremore, Oklahoma November 19, 2012**

**CALL TO ORDER**

Meeting called to order by Mayor Mickey Perry at 6:03 P.M.

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

**Present:** Terry Willis, Buddy Robertson, Mark Lepak, Bill Flanagan, Mickey Perry, Don Purkey, Brandon Smith, Paula Watson

**Absent:** Thomas Cypert

**Staff Present:** Daryl Golbek, Matt Ballard, Sarah Sharp, Tim White, Chris Cochran, Sean Douglas, Ruby Maline, Ron Kolker, David Atzbach, Larry Hughes, Matt Wilson, Kyle Thorsen, Sherry Beach, Joe Kays

**ACCEPTANCE OF THE AGENDA**

Motion by Smith, second by Lepak to approve the agenda for the regular CPWA meeting of November 19, 2012, as written. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, 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 November 05, 2012, as printed.
- (b)** All claims as printed.
- (c)** Approval to go out for bid for bulk prices on 5W30 oil, 5W30 oil, and hydraulic fluid. **(Kyle Thorsen)**

Motion by Purkey, second by Willis to approve the CPWA consent items as printed. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, abstain; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**Mayor Perry stated that items #2-#4 will be passed until the next meeting.**

**(2) Consideration, discussion, and possible action** regarding the approval for the Hospital Trust to loan money to the CPWA and/or a TIF (Tax Increment Financing) district for a CPWA project that will generate additional electric revenues.

**(Ron Kolker)**

- (3) Approve/Reject Resolution #2012- \_\_\_\_\_** Authorizing the Issuance of the Claremore Public Works Authority's Utility Revenue Note, Series 2012B (Baker Hughes Increment District Project) In An Amount Not to Exceed \$3,480,000 (the "Series 2012B Note"); Waiving Competitive Bidding on the Sale Thereof; Approving and Authorizing Execution and Delivery of the Series 2012B Note; Approving and Authorizing Execution and Delivery of That Certain "Public Financing Assistance Agreement" By and Between the Claremore Public Works Authority and the Claremore Industrial And Economic Development Authority, and All Other Documents and Instruments Relating Thereto; Authorizing the Filing of A Preliminary and Final Private Placement Memorandum; Designating and Appointing Authority Officers to Act in connection with the Sale and Delivery of the Series 2012B Note; And Containing Other Provisions Relating Thereto. **(Dan McMahan)**
- (4) Approve/Reject Resolution #2012- \_\_\_\_\_** Authorizing the Purchase of the Claremore Industrial and Economic Development Authority's Tax Apportionment/Utility Revenue Note, Series 2012B (Taxable) (Baker Hughes Increment District Project) on Behalf of the Claremore Hospital Trust Fund; And Containing Other Provisions Relating Thereto. **(Dan McMahan)**
- (5) Approve/Reject** purchase of a 69 KV Breaker for the Baker Hughes substation from ABB Oasis in the estimated amount of \$34,000.00. **(Larry Hughes)**

Electric Department supervisor Larry Hughes stated that funds from the Electric Reliability Bond will be used to pay for items #5-7.

Motion by Flanagan, second by Purkey to approve the purchase of a 69 KV Breaker for the Baker Hughes substation from ABB Oasis in the estimated amount of \$34,000.00. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

- (6) Approve/Reject** purchase of two (2) 69 KV circuit switchers for the Baker Hughes substation from S & C Electric Company -option 2 in the total estimated amount of \$89,736.00. **(Larry Hughes)**

Motion by Purkey, second by Flanagan to approve the purchase of two (2) 69 KV circuit switchers for the Baker Hughes substation from S & C Electric Company -option 2 in the total estimated amount of \$89,736.00. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

- (7) Approve/Reject** purchase of Substation Steel for the Baker Hughes substation from Dis-Tran Steel in the estimated amount of \$23,557.00. **(Larry Hughes)**

Motion by Smith, second by Flanagan to approve the purchase of Substation Steel for the Baker Hughes substation from Dis-Tran Steel in the estimated amount of \$23,557.00.

Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**(8) Discussion only:** Discussion of Ordinance 2012-\_\_\_\_\_, amending Title V of the City of Claremore Code of Ordinances by adding Section 50.15 allowing utility customers to operate electric generating facilities and providing for the City to voluntarily enter into interconnection agreements with utility customers. **(Larry Hughes)**

Electric Supervisor Larry Hughes stated that he has had requests from customers for an Ordinance of this nature. This will allow customers to generate their own electricity, safety measures are in place that the customer will have to comply with to ensure the safety of our lines and our workers. Hughes stated that the Ordinance does not include measures for the city to buy back any unused electricity, the customers would donate anything back to the City that they did not use. Hughes clarified that it would be extremely rare for a customer to generate more electricity than they would use.

The ordinance was discussed and will be placed on the December 3, 2012 agenda.

#### **ADJOURNMENT**

Motion by Smith, second by Willis to adjourn. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

Meeting adjourned at 6:20 P.M.

**Minutes of the Claremore City Council Regular Meeting  
Council Chambers, City Hall, 104 S. Muskogee Ave.  
Claremore, Oklahoma November 19, 2012**

**CALL TO ORDER**

Meeting called to order by Mayor Mickey Perry at 6:20 P.M.

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

**Present:** Terry Willis, Buddy Robertson, Mark Lepak, Bill Flanagan, Mickey Perry, Don Purkey, Brandon Smith, Paula Watson

**Absent:** Thomas Cypert

**Staff Present:** Daryl Golbek, Matt Ballard, Sarah Sharp, Tim White, Chris Cochran, Sean Douglas, Ruby Maline, Ron Kolker, David Atzbach, Larry Hughes, Matt Wilson, Kyle Thorsen, Sherry Beach, Joe Kays

**ACCEPTANCE OF THE AGENDA**

Motion by Smith, second by Willis to approve the agenda for the regular City Council meeting of November 19, 2012, as written. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, 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 Special Council Meeting on October 23, 2012, as printed.
- (b)** Minutes of the Special Council Meeting on October 24, 2012, as printed.
- (c)** Minutes of the Regular Council Meeting on November 05, 2012, as printed.
- (d)** All claims as printed.

- (e) Actual salary claims for pay periods ending **October 26, 2012**, in the amount of **\$400,474.42** and pay period ending **November 9, 2012** in the amount of **\$386,257.00** 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.

Motion by Watson, second by Willis to approve the consent items as listed. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, abstain; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

- (2) Approve/Reject Resolution #2012- \_\_\_\_\_** Approving the Issuance by the Claremore Industrial and Economic Development Authority of Its “Tax Apportionment/Utility Revenue Note, Series 2012A (Taxable) (Baker Hughes Increment District Project)” and of Its “Tax Apportionment/Utility Revenue Note, Series 2012B (Taxable) (Baker Hughes Increment District Project); Approving the Issuance by the Claremore Public Works Authority of Its “Utility Revenue Note, Series 2012A (Taxable) (Baker Hughes Increment District Project)””; Waiving Competitive Bidding on the Sale of Such Notes; Approving a Security Agreement by and between the City of Claremore and the Claremore Industrial and Economic Development Authority; And Containing Other Matters Relating Thereto.  
**(Dan McMahan)**

**Item #2 will be passed to the December 03, 2012 agenda.**

- (3) Approve/Reject Ordinance 2012- \_\_\_\_\_**, changing the zoning of parcels of land in Block 35 of the Bayless Addition (1218 W. Brooks St.), a subdivision in the City of Claremore, Oklahoma and being part of Section 8, Township 21 North, Range 16 East of the I.B.& M., Rogers County, State of Oklahoma, from RS-3 (Residential Single-Family High Density District) to RD (Residential Duplex District) and directing the appropriate amendment to the zoning map of the City of Claremore.  
**(Chris Cochran)**

Councilor Smith stated that he believes that we need to review the Comprehensive Plan and that he will vote against any duplexes until that plan is reviewed.

Motion by Purkey, second by Perry to approve **Ordinance 2012- 18**, changing the zoning of parcels of land in Block 35 of the Bayless Addition (1218 W. Brooks St.), a subdivision in the City of Claremore, Oklahoma and being part of Section 8, Township 21 North, Range 16 East of the I.B.& M., Rogers County, State of Oklahoma, from RS-3 (Residential Single-Family High Density District) to RD (Residential Duplex District) and directing the appropriate amendment to the zoning map of the City of Claremore. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, no; and Watson, no. Motion carried.

**(4) Approve/Reject Ordinance #2012-\_\_\_\_\_**, amending Title XV Section 150.092 of the Claremore Municipal Code by adopting the International Mechanical Code 2009 Edition and providing for repealer and severability to further the intents and purposes of this amendment. **(David Atzbach)**

Motion by Purkey, second by Smith to approve **Ordinance #2012- 19**, amending Title XV Section 150.092 of the Claremore Municipal Code by adopting the International Mechanical Code 2009 Edition and providing for repealer and severability to further the intents and purposes of this amendment. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**(5) Approve/Reject Ordinance #2012-\_\_\_\_\_**, amending Title XV Section 150.085 of the Claremore Municipal Code by adopting the International Plumbing Code 2009 Edition and providing for repealer and severability to further intents and purposes of this amendment. **(David Atzbach)**

Motion by Purkey, second by Smith to approve **Ordinance #2012- 20**, amending Title XV Section 150.085 of the Claremore Municipal Code by adopting the International Plumbing Code 2009 Edition and providing for repealer and severability to further intents and purposes of this amendment. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**(6) Approve/Reject Ordinance #2012-\_\_\_\_\_**, amending Title XV Section 150.015 of the Claremore Municipal Code by adopting the International Building Code 2009 Edition, International Existing Building Code 2009 Edition, and International Fire Code 2009 Edition and providing for repealer and severability to further the intents and purposes of this amendment. **(David Atzbach)**

Motion by Purkey, second by Smith to approve **Ordinance #2012- 21**, amending Title XV Section 150.015 of the Claremore Municipal Code by adopting the International Building Code 2009 Edition, International Existing Building Code 2009 Edition, and International Fire Code 2009 Edition and providing for repealer and severability to further the intents and purposes of this amendment. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**(7) Approve/Reject Ordinance #2012-\_\_\_\_\_**, amending Title XV Section 150.001 of the Claremore Municipal Code by adopting the International Fuel Gas Code 2009 Edition and providing for repealer and severability to further the intents and purposes of this amendment. **(David Atzbach)**

Motion by Purkey, second by Smith to approve **Ordinance #2012- 22**, amending Title XV Section 150.001 of the Claremore Municipal Code by adopting the International Fuel Gas Code 2009 Edition and providing for repealer and severability to further the intents

and purposes of this amendment. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**(8) Approve/Reject** bidding or sole source procurement of self-contained breathing apparatus (SCBA) replacements as outlined in specifications. **(Sean Douglas)**

Motion by Smith, second by Watson to approve the sole source procurement of self-contained breathing apparatus (SCBA) replacements as outlined in specifications. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**(9) Approve/Reject** purchase of 30 replacement PC's and color laser printer/copier at the library in the estimated amount of \$28,415.50. **(Tim White/Sherry Beach)**

Motion by Watson, second by Perry to approve the purchase of 30 replacement PC's and color laser printer/copier at the library in the estimated amount of \$28,415.50. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

**(10) Approve/Reject** addendum to the agreement with LandPlan Consultants, Inc. in the amount of a \$5,900.00 increase due to the change in location of the splash pad at Claremore Lake. **(Joe Kays)**

Parks Director Joe Kays stated that the original location of the Splashpad was Option 3, Option 1 or 2 are optimal. Kays further explained that in doing away with Option 3, the trail would not have to be relocated and the water line from Oologah Lake would be avoided.

Motion by Smith, second by Lepak to approve the addendum to the agreement with LandPlan Consultants, Inc. in the amount of a \$5,900.00 increase due to the change in location of the splash pad at Claremore Lake. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

### **ADJOURNMENT**

Mayor Perry wanted to take a moment to thank Daryl Golbek for his service.

Motion by Perry, second by Willis to adjourn. Roll call vote: Willis, yes; Robertson, yes; Lepak, yes; Flanagan, yes; Perry, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

Meeting adjourned at 7:03 P.M.