

**Minutes of the Claremore Cultural Development Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma March 04, 2013**

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, Mark Lepak, Bill Flanagan, Mickey Perry, Thomas Cypert Don Purkey, Brandon Smith, Paula Watson

Absent: Buddy Robertson

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Cassie Woods, Tim White, Sean Douglas, Ron Kolker, Daryl Golbek, Stan Brown, Joe Kays, Kevin Bledsoe, Daniell Irwin, Ann Mayfield, Ron Burrows, Chris Cochran

Pledge of Allegiance by all.

Invocation by Pastor Mark Burger of Redeemer Lutheran Church

CALL TO THE PUBLIC

None

ACCEPTANCE OF THE AGENDA

Motion by Smith, second by Willis to approve the agenda for the regular CCDA meeting of March 04, 2013, as written. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, 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 February 18, 2013, as printed.
- (b)** All claims as printed.

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

ADJOURNMENT

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

Meeting adjourned at 6:05 P.M.

**Minutes of the Claremore Public Works Authority Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma March 04, 2013**

CALL TO ORDER

Meeting called to order by Mayor Mickey Perry at 6:05 P.M.

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

Present: Terry Willis, Mark Lepak, Bill Flanagan, Mickey Perry, Thomas Cypert Don Purkey, Brandon Smith, Paula Watson

Absent: Buddy Robertson

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Cassie Woods, Tim White, Sean Douglas, Ron Kolker, Daryl Golbek, Stan Brown, Joe Kays, Kevin Bledsoe, Daniell Irwin, Ann Mayfield, Ron Burrows, Chris Cochran

ACCEPTANCE OF THE AGENDA

Motion by Smith, second by Willis to approve the agenda for the regular CPWA meeting of March 04, 2013, as written. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, 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 February 18, 2013, as printed.

(b) All claims as printed.

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

(2) Approve/Reject CPWA Resolution #2013-_____, authorizing the issuance of the Claremore Public Works Authority Revenue Refunding Bonds, in one or more series; waiving competitive bidding on said bonds and authorizing the sale of such bonds at a discount; approving such documents and agreements, including a Sales Tax Agreement , as may be necessary or required; and containing other provisions relating thereto. **(Ron Kolker/Jim Thomas)**

Finance Director Ron Kolker reviewed the current interest rates the City is paying on the Electric Bonds, Utility Bonds, and 204B Bonds. Kolker stated in the best case scenario the City would save 3.6 million in refinancing; in the worst case scenario the City would save 2 million in refinancing. Estimated savings include bond counsel expenses and all charges associated with re-issuance. Kolker stated that if the City does not save money on refinancing, then the bond will not be refinanced.

Councilors Smith and Watson expressed they would have liked to have had all of this information before the Council meeting so they could review it thoroughly before voting.

Motion by Perry, second by Purkey to approve **CPWA Resolution #2013- 3**, authorizing the issuance of the Claremore Public Works Authority Revenue Refunding Bonds, in one or more series; waiving competitive bidding on said bonds and authorizing the sale of such bonds at a discount; approving such documents and agreements, including a Sales Tax Agreement , as may be necessary or required; and containing other provisions relating thereto. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 6:38 P.M.

**Minutes of the Claremore City Council Regular Meeting
Council Chambers, City Hall, 104 S. Muskogee Ave.
Claremore, Oklahoma March 04, 2013**

CALL TO ORDER

Meeting called to order by Mayor Mickey Perry at 6:38 P.M.

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

Present: Terry Willis, Mark Lepak, Bill Flanagan, Mickey Perry, Thomas Cypert Don Purkey, Brandon Smith, Paula Watson

Absent: Buddy Robertson

Staff Present: Jim Thomas, Matt Ballard, Sarah Sharp, Cassie Woods, Tim White, Sean Douglas, Ron Kolker, Daryl Golbek, Stan Brown, Joe Kays, Kevin Bledsoe, Daniell Irwin, Ann Mayfield, Ron Burrows, Chris Cochran

ACCEPTANCE OF THE AGENDA

Motion by Smith, second by Willis to approve the agenda for the regular City Council meeting of March 04, 2013, as written. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, 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

City Manager Jim Thomas report:

Thomas stated that he appreciates the Council's leap of faith on the bond issues.

Today marks the 100th day for Thomas' administration. He expressed his appreciation to the staff and the community and is looking forward to his next 5,000 days.

Thomas would like to schedule a Special Council Meeting on Monday, March 25th at 6:00 p.m. for Council to discuss with staff the results of the Water Study.

CURRENT BUSINESS

(1) **Approve/Reject** the following consent items:

- (a) Minutes of the Regular Council Meeting on February 18, 2013, as printed.
- (b) All claims as printed.
- (c) Actual salary claims for pay periods ending **February 15, 2013**, in the amount of **\$411, 343.33** 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 Willis, second by Lepak to approve consent items as printed. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, abstain; and Watson, yes. Motion carried.

(2) **Approve/Reject Resolution #2013-_____**, relating to the incurring of indebtedness by the Trustees of the Claremore Public Works Authority and approving a sales tax agreement. **(Jim Thomas/Ron Kolker)**

Motion by Perry, second by Flanagan to approve **Resolution #2013- 4**, relating to the incurring of indebtedness by the Trustees of the Claremore Public Works Authority and approving a sales tax agreement. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(3) **Approve/Reject** request from property owner Sue Hines to release a 50' wide Temporary Construction Easement. **(Chris Cochran)**

Motion by Smith, second by Lepak to approve the request from property owner Sue Hines to release a 50' wide Temporary Construction Easement. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(4) **Approve/Reject Ordinance #2013-_____**, changing the zoning of a parcel of land in Block 121 Claremore Original Townsite, Claremore, Oklahoma and being a part of Section 9, Township 21 North, Range 16 East of the I.B. & M., Rogers County, State of Oklahoma, from CS (Commercial Shopping District) to CH (Commercial High Intensity) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. **(Chris Cochran)**

Motion by Smith, second by Lepak to approve **Ordinance #2013- 3**, changing the zoning of a parcel of land in Block 121 Claremore Original Townsite, Claremore, Oklahoma and being a part of Section 9, Township 21 North, Range 16 East of the I.B. & M., Rogers County, State of Oklahoma, from CS (Commercial Shopping District) to CH (Commercial High Intensity) and directing the appropriate amendment to the zoning map

of the City of Claremore, Oklahoma. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(5) Approve/Reject Ordinance #2013-_____, changing the zoning of a parcel of land in the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 16 East City of Claremore, Rogers County, Oklahoma, from CG (Commercial General) and IL (Industrial Light) to RM-3 (Residential Multifamily High Intensity) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. **(Chris Cochran)**

City Planner Chris Cochran stated the property is considered no-conforming use now. The property has been purchased and the new owners want to remodel. Funding requirements require that the property be zoned properly. The usage of the property is not changing; passage of this Ordinance will bring it into line with the current usage.

Motion by Smith, second by Lepak to approve **Ordinance #2013- 4**, changing the zoning of a parcel of land in the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 16 East City of Claremore, Rogers County, Oklahoma, from CG (Commercial General) and IL (Industrial Light) to RM-3 (Residential Multifamily High Intensity) and directing the appropriate amendment to the zoning map of the City of Claremore, Oklahoma. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(6) Approve/Reject waiver of Platting Requirements at 1302 Willow Drive (JB Milan Apartments). **Chris Cochran**

Cochran stated that with the change of the zoning of the property to RM-3, there is a requirement for RM-3 zoning to plat the property. Since the structures are already present and will not change, the requirement seems unnecessary in this instance.

Motion by Flanagan, second by Smith to approve the waiver of Platting Requirements at 1302 Willow Drive (JB Milan Apartments). Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(7) Approve/Reject Ordinance variance regarding boat length, wading, and swimming, and overnight camping for security purposes at Claremore Lake Park, for Saturday August 17 and Sunday August 18, 2013. **(Joe Kays)**

Kays stated that they will have more rescue boats out in the water this year than last year. There were no injuries or accidents, but they realized they should have more.

Kate Critchfield with Fleet Feet (they put the event on) stated that she has just received word that the Triathlon has been selected for the USA Triathlon Junior Association State Championship. It is unheard of for a first year event to obtain this.

Councilor Smith stated that he would like to see a more in-depth proposal to allow the swimming and smaller boats in Claremore Lake on a permanent basis.

Motion by Smith, second by Willis to approve Ordinance variance regarding boat length, wading, and swimming, and overnight camping for security purposes at Claremore Lake Park, for Saturday August 17 and Sunday August 18, 2013. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(8) Approve/Reject declaring surplus a 1992 John Deere 5200, 45 horsepower tractor with 4213 hours, serial number LV5200c116071 and authorizing sale with sealed bids or online bidding. **(Joe Kays)**

Motion by Smith, second by Willis to approve declaring surplus a 1992 John Deere 5200, 45 horsepower tractor with 4213 hours, serial number LV5200c116071 and authorizing sale with sealed bids or online bidding. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(9) Approve/Reject contract with Western Enterprises, Inc. for a fireworks display on Thursday, July 4th at Claremore Lake Park. **(Joe Kays)**

Motion by Willis, second by Watson to approve the contract with Western Enterprises, Inc. for a fireworks display on Thursday, July 4th at Claremore Lake Park. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(10) Presentation, Discussion, and Possible action regarding the Claremore 2020 Project, including discussion and a vote to establish a strategic plan and goals and objectives for the City of Claremore. **(Jim Thomas)**

Motion by Perry, second by Willis to approve the Claremore 2020 Project, with the understanding that the goals are moving targets. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

(11) Approve/Reject Resolution No. 2013- _____, authorizing CIEDA to incur indebtedness up to the sum of \$1,600,000 for the purchase of a manufacturing facility located at 2400 E.L. Anderson Blvd, Claremore, Oklahoma. **(Mickey Thompson/Jim Thomas)**

Motion by Perry, second by Flanagan to approve **Resolution No. 2013- 5**, authorizing CIEDA to incur indebtedness up to the sum of \$1,600,000 for the purchase of a manufacturing facility located at 2400 E.L. Anderson Blvd, Claremore, Oklahoma. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, no; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

EXECUTIVE SESSION

- 1. Approve/Reject** going into Executive Session to discuss issues related to the employment of John Singer, pursuant to 25 OKLA. STAT. Section 307 (B)(1).
(Jim Thomas/Stam Brown/Matt Ballard)

Motion by Flanagan, second by Willis to approve entering Executive Session, after a 5 minute break. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

- 2.** Executive Session to discuss Item 1.

Council entered Executive Session at 7:18 P.M.

Council exited Executive Session at 8:06 P.M.

- 3.** Regular Session.

Motion by Willis, second by Perry to return to regular session. Roll call vote: Willis, yes; Lepak, yes; Flanagan, yes; Perry, yes; Cypert, yes; Purkey, yes; Smith, yes; and Watson, yes. Motion carried.

- 4.** Statement of Executive Session minutes.

Statement of Executive Session minutes was read by Mayor Perry:
While in Executive Session only the items listed on the agenda were discussed. No votes were cast and no action was taken.

- 5.** Consideration and vote to take any action deemed necessary regarding the employment of John Singer.

ADJOURNMENT

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

Meeting adjourned at 8:08 P.M.