

**Minutes of the Claremore Cultural Development Authority Regular Meeting
Claremore, Oklahoma October 4, 2021
Claremore City Hall Council Chambers, 104 S. Muskogee Ave.**

CALL TO ORDER

Meeting called to order by Deputy Mayor Herb McSpadden at 6:00 P.M.

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

Present: Scott Savage, Debbie Long, Justin Michael, Brian Callender, Jonathan Eslick, Herb McSpadden, Lindsey Erwin

Absent: Jennifer Lewis, Bill Flanagan

Staff Present: John Feary, Bryan Drummond, Sarah Sharp, Tim White, Kyle Clifton, Chris Paulsen, Garrett Ball, Andrew Knife Chief, Terri Peters, Jordan White

Invocation by Bret Metcalfe, Claremore Nazarene

CALL TO THE PUBLIC

Cary Pestel- opposed to development. Does not believe this development is in line with the comprehensive plan.

Carol Cornelson-opposed to development; causes issues with young children walking to school, has lost faith in leadership feels this development in this location is wrong, schools are not prepared for this size of development, can't see anything positive regarding this development

Angela Henderson-opposed to development. Other land in the city better suited for development of this nature, jeopardizes property values. Talked about crime rates for Chalet apartments from 2020 and 2021

Cheryl Kicker- lived in Chalet Apartments since January; no crime in the area, it's a quiet area. Resident of Rogers County for many years

Jordan White- in favor. His job tasks him with recruiting retail and industrial companies to Claremore. With jobs recently added in Pryor and Catoosa, Claremore a finalist in 7 RFP's. 20 open apartments in Claremore, Owasso and Pryor. Stable housing is key to bring jobs to Claremore

Jim Lynch- AXH Air Coolers

Company In Claremore 16 years, partner in education, believes the Planning Commission vote was a mistake. Industry has been hit, they are trying to add 200 employees, relocating 20 jobs

to Claremore and doesn't know where these people will live. The amount of students it will bring is negligent to the tax dollars. Can't attract and retain young professionals.

Jim Simmons- AXH and Chair elect for chamber of commerce.

Barby Myers- Claremore Chamber of Commerce-sat on comprehensive plan committee 3 years ago. Housing, at all levels is a lynchpin for growth. Housing is critical to economic development. With Canoo and its suppliers, we will need additional housing.

Brittany Bashford- lives in Valley View Apartments. Housing is nice for the price and are quiet and well maintained. Workers help the elderly tenants when they need it.

Peggy Cogburn- Rosary Rally October 16th at noon at Will Rogers Park.

Debbie Voss-50 plus years in Claremore, lives in Chalet Apartments. They are well maintained, maintenance is good

Mark Ramsey-oppose development. Development must have a plan that adheres to the master plan or there is a change in the circumstances that will benefit the entire community. Want to see the community grow, but in the proper way. Appreciates Mr. Ferguson's investment in the City.

Bryan Frazier- lives in Oakridge for 3 years. Lots of gaps in housing in Claremore. Nobody wants to step outside their house and look at a 3 story apartment building. Addressed the comprehensive plan. Not prepared for additional traffic in this area.

Glenn Ferguson- 2 years ago his group bought and refurbished the Chalet apartments, and added units. Units were added to cater to RSU students, but all the apartments were full before school started. Current waiting list is 40 +, and that is what drove them to look at an additional property. Not in the business to force anything on a community. Property is currently zoned for a higher intensity, and they are requesting a lower density. Talked about the varied use of the property in this area.

Frances Curtin- zoning will have a huge impact on the community. Most of these residents have lived in this area for 20-30 years.

Larissa Newland-current resident of Chalet, moved to Claremore last year, looking at buying a house. Has always lived in the country. Runs every morning and has always felt safe. Staff is amazing. Law enforcement lives in the development.

Ronica Warden-for complex. We need and want him here. She's a realtor; Claremore is in desperate need of housing. Hears it every day, the need for housing. Hospital is constantly looking for housing for their doctors and nurses that are in transition. Wants her grandkids to be able to stay in Claremore. Love that it is going to be gated and the details that have been put

into place so that the neighbors will feel more comfortable. Bryan Green-housing study done many years ago. Older study, but still relevant. We need housing for young professionals and college students. If we do not provide it they will find it outside of our community, and when they look to buy their home they will find it in another community and will likely not come back. We need steps in all housing. Employers look at the housing available and if we are going to compete regionally, we have to have housing. Current zoning allows for much higher density than what is requesting. Plans include items that are above and beyond what is required.

Tim Helbig- opposed to development 3 story that will obstruct view.

ACCEPTANCE OF THE AGENDA

Motion by Long, second by Michael that the agenda for the Regular CCDA meeting of October 4, 2021 be approved as written. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

(a) Minutes of the Regular Claremore Cultural Development Authority Meeting on September 20, 2021.

(b) All claims as printed.

Motion by Callender, second by Michael to approve the consent items as listed. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

ADJOURNMENT

Motion by Michael, second by Callender to adjourn. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

Meeting adjourned at 6:44 P.M.

Sarah Sharp

Sarah Sharp, CMC
City Clerk

Claremore, Oklahoma October 4, 2021
Claremore City Hall Council Chambers, 104 S. Muskogee Ave.

CALL TO ORDER

Meeting called to order by Deputy Mayor Herb McSpadden at 6:44 P.M.

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

Present: Scott Savage, Debbie Long, Justin Michael, Brian Callender, Jonathan Eslick, Herb McSpadden, Lindsey Erwin

Absent: Jennifer Lewis, Bill Flanagan

Staff Present: John Feary, Bryan Drummond, Sarah Sharp, Tim White, Kyle Clifton, Chris Paulsen, Garrett Ball, Andrew Knife Chief, Terri Peters, Jordan White

ACCEPTANCE OF THE AGENDA

Motion by Eslick, second by Long that the agenda for the Regular CPWA meeting of October 4, 2021 be approved as written. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

- (a) Minutes of the Regular Claremore Public Works Authority Meeting on September 20, 2021.**
- (b) All claims as printed.**
- (c) Approval of the acceptance of DEQ Permit No. SL000066210675 for the construction of 1,060 linear feet of 8" PVC sanitary sewer line and all appurtenances to serve the Muskogee Commons (Garrett Ball).**
- (d) Approval of the acceptance of DEQ Permit No. WL000066210674 for the construction of 1,073 linear feet of 8" PVC potable water line and all appurtenances to serve the Muskogee Commons (Garrett Ball).**
- (e) Approval of the acceptance of DEQ Permit No. SL000066210642 for the construction of 685 linear feet of 8" PVC sanitary sewer line, 970 gallon per day lift station, 787 linear feet of 4" PVC force main and all appurtenances to serve the City of Claremore (Garrett Ball).**
- (f) Approval of the acceptance of DEQ Permit No. WL000066210641 for the construction of 747 linear feet of 8" PVC potable water line and all appurtenances to serve the N 4150 Road (Garrett Ball).**
- (g) Approval of Outback Co. invoice #5707 in the amount of \$85.00 for the rental of a porta potty for the Dam Rehab project (Garrett Ball).**

Motion by Michael, second by Callender to approve the consent items as listed. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

(2) Discussion and vote to Approve/Reject to award a 1 year trucking contract to McGuire Brothers, LLC beginning October 5, 2021 (Garrett Ball).

Solicited for bids, received 5 responses. With in-house projects, the City does not have the staff or equipment to haul material. Mustang did not bid on all options, but gave an hourly rate. This will be as needed.

Motion by Michael, second by Savage to approve trucking contract with McGuire Brothers, LLC. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

(3) Discussion and vote to Approve/Reject to award a 1 year trucking contract to Mustang Trucking, Inc. beginning October 5, 2021 (Garrett Ball).

Motion by Erwin, second by Callender to approve trucking contract with Mustang Trucking, Inc. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

ADJOURNMENT

Motion by Michael, second by Callender to adjourn. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

Meeting adjourned at 6:50 P.M.

Sarah Sharp

Sarah Sharp, CMC
City Clerk

**Minutes of the Claremore City Council Regular Meeting
Claremore, Oklahoma October 4, 2021
Claremore City Hall Council Chambers, 104 S. Muskogee Ave.**

CALL TO ORDER

Meeting called to order by Deputy Mayor Herb McSpadden at 6:50 P.M.

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

Present: Scott Savage, Debbie Long, Justin Michael, Brian Callender, Jonathan Eslick, Herb McSpadden, Lindsey Erwin

Absent: Jennifer Lewis, Bill Flanagan

Staff Present: John Feary, Bryan Drummond, Sarah Sharp, Tim White, Kyle Clifton, Chris Paulsen, Garrett Ball, Andrew Knife Chief, Terri Peters, Jordan White

ACCEPTANCE OF THE AGENDA

Motion by Michael, second by Callender that the agenda for the Regular Claremore City Council meeting of October 4, 2021 be approved as written. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

AWARDS, PRESENTATIONS, AND COMMUNICATIONS

(1) Official Proclamation declaring October to be Manufacturing Month in Claremore (Meggie Froman-Knight).

The official proclamation was read by City Manager John Feary. Meggie is at a conference; CIEDA is receiving another award.

MAYOR'S REPORT & APPOINTMENTS

The mayor remains in critical care. Continued prayers for him and Lou are appreciated.

STAFF REPORTS

Proclamation recognizing October as Domestic Abuse Awareness Month. The numbers are staggering; Safenet does a great job.

CURRENT BUSINESS

(2) Approve/Reject the following consent items:

- (a) Minutes of the Regular Council Meeting on September 7, 2021.**
- (b) All claims as printed.**
- (c) Actual salary claims for pay periods ending September 4, 2021 in the amount of \$542,249.13 and estimated salary claims to include contractual agreement 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, and United Way Contributions for the next pay period in the amount of \$675,000. Payroll at \$675,000 amount to include payables.**
- (d) Acceptance of a 15' utility easement from Aldi, Inc., on a part of Lot 1, Claremore Plaza Addition of the City of Claremore, Rogers County, State of Oklahoma (Kyle Clifton).**
- (e) Acceptance of a 11' utility easement from Aldi, Inc., on a part of Lot 2, Claremore Plaza Addition of the City of Claremore, Rogers County, State of Oklahoma (Kyle Clifton).**
- (f) Acceptance of a 20' utility easement from Aldi, Inc., on a part of Lot 1, Claremore Plaza Addition of the City of Claremore, Rogers County, State of Oklahoma (Kyle Clifton).**
- (g) Acceptance of a 10' public access easement from Aldi, Inc., on a part of Lot 1, Claremore Plaza Addition of the City of Claremore, Rogers County, State of Oklahoma (Kyle Clifton).**
- (h) Acceptance of a 10' electric easement from Paul and Laura Patterson, on a tract of land situated in the N/2 of the SE/4 of the NE/4 of the NW/4 of Section 11, Township 21 North, Range 16 East of the I.B.&M., Rogers County, State of Oklahoma (Kyle Clifton).**
- (i) Approval of awarding a 1 year trucking contract to McGuire Brothers, LLC beginning October 5, 2021 (Garrett Ball).**
- (j) Approval of awarding a 1 year trucking contract to Mustang Trucking, Inc. beginning October 5, 2021 (Garrett Ball).**

Motion by Michael, second by Erwin to approve the consent items as listed. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

(3) Resolution No. 2021-18; Discussion and possible action on an appeal of the Planning Commission's decision to deny an amendment of the Claremore 2040 Comprehensive Plan's future land use map to change the designation from Suburban Commercial and General Commercial to General Multi-Family Residential on a tract of land containing a part of the SW/4 of the SW/4 of Section 3, Township 21 North, Range 16 East of the Indian Base and Meridian, Rogers County, Oklahoma (Kyle Clifton).

Entrances will be located on E 16th St N and Blue Starr Dr. It consists of 8.88 acres of vacant land.

The Planning Commission made motions to approve the request to amend the future land use map from Suburban Commercial and General Commercial to General Multi-Family Residential, and the request to rezone the property to RM-3 (Residential Multi-Family, High Density District) with a Supplemental Zoning District Planned Unit Development (PUD), but the motions both failed by a vote of three being in favor, one vote of no, and three votes of abstention (3-1-3). The votes of abstention were due to conflicts of interest. A procedural precedent is what ultimately caused the motions to fail." Staff recommended approval.

It's hard for commercial development because it does not have street frontage. Claremore is in dire need of housing in Claremore. There are 1270 units in Claremore; 12 available and 9 were earmarked for seniors.

There's no current traffic study in this area in the last year.

Swath of land east of complex will remain undeveloped, and if that were to be developed, it would have to come back before council and/or the Planning Commission for approval.

A single family home on Blue Starr that is currently zoned commercial has already been purchased for an additional entrance.

Kyle discussed setbacks for the proposed buildings and the developer has exceeded the minimal requirements. Green screen will be installed on the east side of the development. Mr. Ferguson has offered to put a screening fence on the west side of the Oakridge Development in addition to the fence for the development and the green screen. Mr. Ferguson stated the offer still stands and he commits to that still.

Motion by Callender to reject the appeal. No second, motion fails.

Motion by Michael, second by Eslick to approve Resolution No. 2021-18, allowing the amendment of the Claremore 2040 Comprehensive Plan's future land use map designation. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, no; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carries.

(4) Ordinance No. 2021-9; Discussion and possible action on an appeal of the Planning Commission's decision to deny a zoning change from CG (Commercial General District), CS (Commercial Shopping Center District), and RS-3 (Residential Multi-Family, High Density District) with a Supplemental Zoning District Planned Unit Development (PUD) on a tract of land in the SW/4 of the SW/4 of Section 3, Township 21 North, Range 16 East of the Indian Base and Meridian, Rogers County, Oklahoma (Kyle Clifton).

Motion by Michael, second by Eslick to approve Ordinance No. 2021-9. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, no; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

(5) Discussion and vote to Approve/Reject Ordinance No. 2021-10, amending Section 110.15 of Chapter 110 of the City of Claremore Code of Ordinances regarding drinking in designated public areas (Kyle Clifton).

Motion by Michael, second by Savage to approve Ordinance No. 2021-10. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

(6) Discussion and vote to Approve/Reject a Memorandum of Understanding between Bird Rides, Inc. and the City of Claremore in order to provide a new transportation and recreation option in Claremore (Kyle Clifton).

McSpadden left the meeting at 7:39 p.m.

No costs to the city; can terminate at any time with 30 days prior written notice.

Motion by Michael, second by Erwin to approve a MOU with Bird Rides, Inc. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; and Erwin, yes. Motion carried.

(7) Discussion and vote to Approve/Reject a Memorandum with Grand River Dam Authority regarding payback options related to Power Cost Adjustment from the February 2021 winter storm event (John Feary).

McSpadden returned to the meeting at 7:41 p.m.

GRDA's cost is \$103 million. They divided it up by members based off previous years' February consumption. Our portion is 3.85%; approximately \$3.9 million. GRDA is offering 3 options: pay in full, pay over the course of 12 months, pay over the course of 120 months.

We have \$815,000 in the Electrical Improvement Fund from over collected revenue that was not refunded due to Oklahoma Constitution restraints. Recommend we pay \$1 million up front and pay an additional \$25,000 monthly for 10 years plus carrying costs. We can always pay down early. Staff recommends that cost not be passed through to our citizens.

Motion by Michael, second by Long to approve the Memorandum and payback option as suggested by management. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

ADJOURNMENT

Motion by Callender, second by Michael to adjourn. Roll call vote: Savage, yes; Long, yes; Michael, yes; Callender, yes; Eslick, yes; McSpadden, yes; and Erwin, yes. Motion carried.

Meeting adjourned at 7:54 P.M.

Sarah Sharp

Sarah Sharp, CMC
City Clerk