

MINUTES OF CLAREMORE PUBLIC WORKS AUTHORITY MEETING
COUNCIL CHAMBERS, CITY HALL, 104 S. MUSKOGEE,
CLAREMORE, OKLAHOMA APRIL 21, 2008

CALL TO ORDER

Meeting called to order by Mayor Brant Shallenburger at
6:10 P.M.

ROLL CALL

Nan Pope called roll. The following were:

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

Absent: None

Staff Present: City Manager Troy Powell, Nan Pope, Serena Kauk,
Matt Mueller, Randy Elliott, Tamryn Cluck, Tim
Miller, Daryl Golbek, Phil Stowell, Mickey
Perry, Janet Donnelly, Cassie Sowers, Steve
Lett, Tracey Dostal, Gene Edwards

Pledge of Allegiance by all.

Invocation by David Mewbourne, First Assembly of God Church.

ACCEPTANCE OF AGENDA

Motion by Mullenger, second by Lehman that the agenda for the
regular CPWA meeting of April 21, 2008, be approved as written,
with exception of item #2 being moved to next meeting. 9 yes,
Mullenger, Lehman, Myers, Robertson, Guthrie, Shallenburger,
Webber, Chase, Watson.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

CALL TO THE PUBLIC

None

CURRENT BUSINESS

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

- (a) Minutes of Claremore Public Works Authority meeting
on April 07, 2008, as printed.
- (b) All claims as printed.
- (c) Approve budget supplement for Electric Department
Leasehold Improvements line item for purchase of
circuit switchers for the new substation #5 to
support Oklahoma Plaza development - \$29,826. **(Serena
Kauk)**

- (d) Approve budget supplement for Electric Department Leasehold Improvements line item for purchase of three phase breakers for substation mains and distribution circuits for the upgrades to substations #3 and #5 - \$36,664. **(Serena Kauk)**
- (e) Approve budget supplement for Electric Department Leasehold Improvements line item for purchase of prefab concrete manholes for substation control houses - \$6,412. **(Serena Kauk)**
- (f) Approve budget supplement for Sanitation Department for increased dumping fees and fuel costs - \$97,695.37. **(Tim Miller/Serena Kauk)**
- (g) Approve purchase of circuit switcher from Southern States LLC for substation #5 - \$29,826. **(Tim Miller)**
- (h) Approve purchase of three phase breakers from Diversified Electric Supply Company for substation mains and distribution circuits for the upgrades to substations #3 and #5 - \$161,176. **(Tim Miller)**
- (i) Approve purchase of prefab concrete manholes from GFRC Shelters for substation control houses - \$32,071. **(Tim Miller)**
- (j) Approve soliciting bids for underground thumper for fault finding (break in the underground line). **(Tim Miller)**
- (k) Approve soliciting bids for a pole trailer for Electric Department. **(Tim Miller)**
- (l) Approve soliciting bids for portable air compressor for Electric Department. **(Tim Miller)**
- (m) Approve request to sign Amendment to Declaration of Trust for the Metropolitan Environmental Trust (MET). **(Tim Miller)**

9 yes, Mullenger, Guthrie, Robertson, Shallenburger, Webber, Chase, Lehman, Watson, Myers.

The following item was moved to next meeting.

- (2) Adopt/Reject **Ordinance #2008-____** relating to electric service with the City of Claremore; amending Title V, Chapter 50, Section 50.05(C)(12) of the Code of Ordinances for the City of Claremore, Oklahoma, modifying and amending electrical rates by establishing rates for street lighting on private streets or streets outside of the City Limits, but within its electric service area. **(Tim Miller)**

ADJOURN

Motion by Mullenger, second by Watson to adjourn. 9 yes, Mullenger, Watson, Guthrie, Shallenburger, Webber, Chase, Lehman, Myers, Robertson.

Meeting adjourned at **6:12 P.M.**

MINUTES OF CLAREMORE CULTURAL DEVELOPMENT AUTHORITY MEETING
COUNCIL CHAMBERS, CITY HALL, 104 S. MUSKOGEE,
CLAREMORE, OKLAHOMA APRIL 21, 2008

CALL TO ORDER

Meeting called to order by Mayor Brant Shallenburger at
6:12 P.M.

ROLL CALL

Mayor Shallenburger asked Nan Pope to note that members are
present/absent as indicated below:

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

Absent: None

Staff Present: City Manager Troy Powell, Nan Pope, Serena Kauk,
Matt Mueller, Randy Elliott, Tamryn Cluck, Tim
Miller, Daryl Golbek, Phil Stowell, Mickey
Perry, Janet Donnelly, Cassie Sowers, Steve
Lett, Tracey Dostal, Gene Edwards

ACCEPTANCE OF AGENDA

Motion by Mullenger, second by Guthrie that the agenda for the
regular CCDA meeting of April 21, 2008, be approved as written.
9 yes, Mullenger, Guthrie, Webber, Chase, Lehman, Watson,
Myers, Robertson, 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 April 07, 2008, as printed.
- (b) All claims as printed.

9 yes, Mullenger, Lehman, Shallenburger, Webber, Chase, Watson,
Myers, Robertson, Guthrie.

ADJOURNMENT

Motion by Mullenger, second by Watson to adjourn. 9 yes,
Mullenger, Watson, Chase, Lehman, Myers, Robertson, Guthrie,
Shallenburger, Webber.

Meeting adjourned at **6:13 P.M.**

MINUTES OF REGULAR COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL, 104 S. MUSKOGEE,
CLAREMORE, OKLAHOMA APRIL 21, 2008

CALL TO ORDER

Meeting called to order by Mayor Brant Shallenburger at
6:14 P.M.

ROLL CALL

Mayor Shallenburger asked Nan Pope to note that members are present/absent as indicated below:

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

Absent: None

Staff Present: City Manager Troy Powell, Nan Pope, Serena Kauk, Matt Mueller, Randy Elliott, Tamryn Cluck, Tim Miller, Daryl Golbek, Phil Stowell, Mickey Perry, Janet Donnelly, Cassie Sowers, Steve Lett, Tracey Dostal, Gene Edwards

ACCEPTANCE OF AGENDA

Motion by Mullenger, second by Lehman agenda for the regular council meeting of April 21, 2008 be approved as written. 9 yes, Mullenger, Lehman, Watson, Myers, Robertson, Guthrie, Shallenburger, Webber, Chase.

ITEMS UNFORESEEN AT THE TIME AGENDA WAS POSTED

None

AWARDS, PRESENTATIONS, AND COMMUNICATIONS

Phil Stowell - Recognition and presentation to Barbara Reames, 202 W. 6th and Dale and Carolyn Peterson, 407 W. Will Rogers Blvd., recipients of Care More for Claremore's properties of the month for improvement on aesthetic value of neighborhood.

CALL TO THE PUBLIC

716 Seminole

Stephanie Freeman - 422 E. 10th, 10th & Seminole - in favor

Jan Clark - Chambers & 17th - nice duplex - Seminole

Eldon Williamson - owner house across street at 716 Seminole - against duplexes - 1 duplex would be ok, not 2 (8 bedrooms) highest density on Seminole

Pam Rue - 1402 West 17th (Chambers & 17th) for rezoning - keeps nice - he's really picky

Rodney Nees - 415 E. 10th - (second house across from Seminole)
- in favor

Cindy Ward - 8722 E 540 Rd - in favor - she rents from him -
quality workmanship

Keith Andrews - I live 5 houses down and don't live near this
houses - don't even live in area - 8 cars everyday

MAYOR'S REPORT & APPOINTMENTS

None

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 April 07, 2008,
as printed.
- (b) All claims as printed.
- (c) Actual salary claims for pay period ending March 22, 2008, in the amount of \$405,180.57 AND actual salary claims for pay period ending April 05, 2008, in the amount of \$374,147.76 and estimated salary claims for next pay period in the amount of \$450,000.
- (d) Accept Quarterly E-911 report submitted by Police Chief Mickey Perry.
- (e) Approve purchase of 4 vehicles for Police Department (2) from East Tulsa Dodge and (2) from Riverside Auto Plex - State Contract pricing - \$87,000. (**Mickey Perry**)
- (e) Approve contribution refund payment to **Brent Holmes** from Oklahoma Municipal Retirement Fund (OMRF) (**Serena Kauk**)
- (f) Accept an electric line easement from Devin P. and Laura L. Hassell allowing city to install electric line for proposed construction of new home - property located approximately 4 miles North on Hwy. 66 then right on 450 Rd. (Akin Rd.) then 2 miles east. (**Tim Miller/Ron Easterling**)
- (g) Approve soliciting bids for a pothole patcher machine for Street Department. (**Daryl Golbek**)
- (h) Accept bid for key-word and record retrieval system from MCCI-Laserfische in the amount of \$15,932. (**Nan Pope**)

9 yes, Mullenger, Lehman, Watson, Myers, Robertson, Guthrie, Shallenburger, Webber, Chase.

Motion by Mullenger, second by Lehman to adopt **ODOT Resolution #2008-05** executing Project Agreement for Federal-aid Project Number STP-166D(170)UR by and between the City of Claremore and the Oklahoma Department of Transportation. - Jay Street Bridge Project - City portion \$92,914.50. 9 yes, Mullenger, Lehman, Myers, Robertson, Guthrie, Shallenburger, Webber, Chase, Watson.

Steve Lett - develop and approve by Corps of Engineers
NRCS - easement caused delay
Brown - Heartland closing one other easement
We are very close to advertising bids and letting contract
2 years from October - completion date

Motion by Mullenger, second by Guthrie to approve request to execute the Wetlands Mitigation Plan for the Wastewater Plant Effluent Force Main including the Notice of Restriction. 9 yes, Mullenger, Guthrie, Robertson, Shallenburger, Webber, Chase, Lehman, Watson, Myers.

Acquired by City - December 2004
Regional wastewater facility - has been abandoned
Heavily funded with restriction - be declared surplus - returning right for easement ingress and egress - X portion to Heartland from executive session - dispose - surplus - move on.

Motion by Mullenger, second by Guthrie to adopt **Resolution #2008-06** declaring certain real property unsuitable or inadequate for the purpose for which it was intended, abandoning said purpose and declaring said real property surplus to the needs of the City of Claremore, Oklahoma. 9 yes, Mullenger, Guthrie, Shallenburger, Webber, Chase, Lehman, Watson, Myers, Robertson.

Issue brought to attention, septic tank haulers - dump waste - never been utilized - review consequences - not in state to handle more than we put in it (since 1981 - on books not used since early 1990's)

Motion by Webber, second by Mullenger to adopt **Ordinance #2008-10** amending Title V, Chapter 52, Section 52.015 of the Code of Ordinances of the City of Claremore, Oklahoma, by repealing same, providing for and codifying its replacement; and declaring an emergency. 9 yes, Webber, Mullenger, Guthrie, Shallenburger, Chase, Lehman, Watson, Myers, Robertson.

Motion by Guthrie, second by Watson to approve Emergency Clause for **Ordinance #2008-10**. 9 yes, Guthrie, Watson, Shallenburger, Webber, Chase, Lehman, Myers, Robertson, Mullenger.

Working on ordinance with Fire Marshal Crandall 2004 - Broken Arrow ordinance - July 3,4,5 - set off with permit
Reduced calls for service - ordinance was unenforceable - safe and controlled - over 18 - \$25 license can buy permit - a place - not a person - 25 ft. from structure - 12:00 - 11:00 pm.

Motion by Mullenger, second by Guthrie to adopt **Ordinance #2008-11** amending Title 13, Chapter 130, Section 132.05 Subsections B & C of the Municipal Code of the City of Claremore, Oklahoma, authorizing the public to set off or detonate fireworks under certain conditions. 9 yes, Mullenger, Guthrie, Webber, Chase, Lehman, Watson, Myers, Robertson, Shallenburger.

DHS parking on Hwy 20 - simply to change zoning
Now - RM-multi-family (people park in this area)
Needs to be changed to CG - mini-storage - has been illegally used since 2000 - currently non conforming use

Motion by Mullenger, second by Webber to adopt **Ordinance #2008-12** changing the zoning of: A parcel of land located in Section 7, Township 21 North, Range 16 East, in the City of Claremore, Rogers County, Oklahoma **From: RM-1 and CG to OL** - 2020 Holly Road. 9 yes, Mullenger, Webber, Chase, Lehman, Watson, Myers, Robertson, Guthrie, Shallenburger.

1214 Brooks Street
Single family to duplex
lot of multi-family in area
No protest filed
Webber - brick or stucco
Mullenger - sq.ft. - each side 900 sq.ft. 2 bedroom
Mullenger - street parking? - garage - and driveway across front - 3 for each side

Motion by Mullenger, second by Webber to adopt **Ordinance #2008-13** changing the zoning of: A parcel of land located in Section 8, Township 21 North, Range 16 East, in the City of Claremore, Rogers County, Oklahoma **FROM: RS-3 to RD** to build duplexes - 1214 Brooks Street. 9 yes, Mullenger, Webber, Chase, Lehman, Watson, Myers, Robertson, Guthrie, Shallenburger.

10th and Seminole - 716 N. Seminole - Brent Dake
single family to duplex
Intrinsic Properties - across street from bike shop
Applicant waited one year - protest filed but did not meet requirements (passed planning 5-0)
BR- set back now
Gene - old houses - doubt they have established set backs 15-20

Motion by Myers, second by Mullenger to adopt **Ordinance #2008-14** changing the zoning of: A parcel of land located in Section 8, Township 21 North, Range 16 East, in the City of Claremore, Rogers County, Oklahoma **FROM: RS-3 to RD** to build duplexes - 716 N. Seminole Street. 6 yes, Myers, Mullenger, Lehman, Robertson, Shallenburger, Webber. 3 no, Watson, Guthrie, Chase.

Current - agricultural and high intensity
Kevin Lowe - engineer - Republic
good quality development
100 million per acre - revenue

Motion by Mullenger, second by Guthrie to adopt **Ordinance #2008-15** changing the zoning of: A parcel of land located in Section 20, Township 21 North, Range 16 East, in the City of Claremore, Rogers County, Oklahoma **FROM: AG and CH to all CH** - Oklahoma Plaza Project. 9 yes, Mullenger, Guthrie, Watson, Myers, Robertson, Shallenburger, Webber, Chase, Lehman.

Increase copay by \$5.00

Middle tier drug up by \$5.00

voted to move to Aetna - to same plan - voted changes - city management

Webber - how do we pay?

Tamryn - monthly billing

Troy - Terry MSA's - steep adm-costs

25 copay

20 to 25 tier

35 specialist

\$3,000 per individual

\$6,000 family

Motion by Mullenger, second by Lehman to approve contract with Aetna for medical, dental, and life insurance for fiscal year 2008/2009 in the amount of \$1,526,820.96. 9 yes, Mullenger, Lehman, Myers, Robertson, Guthrie, Shallenburger, Webber, Chase, Watson.

Approve/Reject the following recommendations from Special Events Committee to award dollar or in-kind amounts to special groups that have requested funding from the City for 2008/2009.

Motion by Mullenger, second Webber - Sister City - R-10,000 - Sec approve. 8 yes, Mullenger, Webber, Myers, Robertson, Guthrie, Chase, Lehman, Watson. 1 no, Shallenburger.

Motion by Webber, second by Guthrie to approve CVB - Tonya. 9 yes, Webber, Guthrie, Myers, Robertson, Mullenger, Shallenburger, Chase, Lehman, Watson.

Motion by Webber, second by Mullenger - Cindy. 9 yes, Webber, Mullenger, Myers, Robertson, Guthrie, Shallenburger, Chase, Lehman, Watson.

Webber - make it 2010 Chamber function

Allison Krause band with out her

Dell some changes - Ranch Rodeo

1200 tickets - 15 ranches compete

parking - weather - I can't control

Webber - (Stonehorse Reunion Concert)

Thursday - night added back

Motion by Webber, second by Mullenger - Blue Grass/Chili Festival - give in 2008 - \$150,000 and give in 2009 - \$175,000 to include in-kind services. 9 yes, Webber, Mullenger, Myers, Robertson, Guthrie, Shallenburger, Chase, Lehman, Watson.

Parade permits - waive permit fee
(100.00)

Motion by Mullenger, second by Lehman to waive permit fees - \$100.00. 9 yes, Mullenger, Lehman, Myers, Robertson, Guthrie, Shallenburger, Webber, Chase, Watson.

Motion by Mullenger, second by Webber to approve request for in-kind services for the following: Senior Day, Dickens on the Boulevard, Dickens of a Ride, Lilac Festival, The Triathlon, Christmas Parade, Veterans Parade, Will Rogers Day Parade, Rodeo Parade, Vintage Car Rally, Sister Cities, and Blue Grass/Chili Festival. 9 yes, Mullenger, Webber, Myers, Robertson, Guthrie, Shallenburger, Chase, Lehman, Watson.

EXECUTIVE SESSION

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

- (a) City Attorney's evaluation. 25 O.S. Section 307 B.1.
- (b) Employment Contract for Council Employee - City Manager. 25 O.S. Section 307 B.1.
- (c) Finance Director position. 25 O.S. Section 307 B.1.

9 yes, Mullenger, Guthrie, Shallenburger, Webber, Chase, Lehman, Watson, Myers, Robertson. **Time 7:55 P.M.**

Serena went into executive session at 9:30 P.M.

Don Myers left meeting at 9:50 P.M.

Council came out of executive session at 9:55 P.M.

No action taken on City Attorney or Finance Director.

Motion by Mullenger, second by Lehman to approve amendment to City Manager Agreement. 8 yes, Mullenger, Lehman, Robertson, Guthrie, Shallenburger, Webber, Chase, Watson.

ADJOURN

Motion by Mullenger, second by Lehman to adjourn. Mullenger, Lehman, Chase, Watson, Robertson, Guthrie, Shallenburger, Webber.

Meeting adjourned at **10:00 P.M.**