

MINUTES

CITY COUNCIL MEETING

June 6, 2016

The Regular Session of the Glenpool City Council was held at Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Patricia Agee, Councilor; and Brandon Kearns, Councilor Momodou Ceesay, Vice Mayor; and Timothy Fox, Mayor.

Staff present: Roger Kolman, City Manager; Lowell Peterson, City Attorney; Susan White, City Clerk; Julie Casteen, Finance Director; Lynn Burrow, Community Development Director; Rick Malone, City Planner; Dennis Waller, Police Chief Paul Newton, Fire Chief and Debbie Pengelly, Human Resources Director.

- A) Mayor Fox called the meeting to order at 6:30 p.m.**
- B) Susan White, City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Fr. Sam Gordin offered the Invocation.**
- D) Mayor Fox acknowledged the members of the VFW in attendance and declared to move the Pledge of Allegiance to Item J, requesting the representation of the VFW to lead the audience in the Pledge.**
- E) Glenpool Conference Center Report – Lea Ann Reed**
 - Roger Kolman, City Manager offered the Conference Center Report. He reported Conference Center hosted twenty-nine events in May, a few of which were multi-day events. The Conference Center revenue collected during this fiscal year is \$323,874.00.
- F) Community Development Report – Lynn Burrow, Community Development Director**
 - Lynn Burrow offered an update on the water tower project currently underway. The construction is predicted to be completed by the end of the month. Mr. Burrow also updated the City Council on the progress of various private and public construction projects throughout the city; provided an update on the number of residential and commercial building permits issued in May, as well as activities in the Planning, Building, and Code Enforcement Departments.
- G) Treasurers Report – Julie Casteen, Finance Director**
 - Mrs. Casteen presented a comprehensive report for April revenues and expenditures in all Funds.
- H) City Manager Report – Roger Kolman, City Manager**
 - Mr. Kolman is hopeful that the contacts made at ICSC were fruitful. Interests from vendors were greater this year largely due to the recent U.S. Census Bureau report identifying Glenpool as the fastest growing city in Oklahoma. He announced that the City's economic development consultants will give a briefing from the Conference to the Council in July.

- Mr. Kolman reminded the Council that Black Gold Days is scheduled for June 16-19 and the Chamber welcomes volunteers to assist during the event.

I) Mayor Report – Timothy Fox, Mayor

- Mayor Fox echoed the need for volunteers at Black Gold Days. He heralded the event as a great opportunity to get out and mix with the community and hear some good entertainment.
- Mayor Fox observed many summer activities advertised on Facebook for the local shaved ice businesses and asked everyone to support their efforts.

J) Council Comments

- None.

K) Flag Day Presentation by Bardon-Humphries VFW Post 1327 – Brandon Kearns, Councilor

- Mayor Fox recognized the members of the VFW Post 1327 and thanked them for their service to our country and community. He credited the idea to invite the local VFW Post to Councilor Kearns. Councilor Kearns acknowledged that Flag Day is June 14. The approaching holiday prompted him to seek a local organization to lead in the Pledge of Allegiance. He shared his appreciation to all Veterans and particularly to the men in attendance. A representative from the VFW described the duties of the organization and invited all interested veterans to join the local Post. Following the brief presentation, they led the Council and audience in the Pledge of Allegiance.

L) Public Comments

- None

M) Scheduled Business

1) Discussion and possible action to approve minutes from April 28, May 5, and May 16, 2016 meetings.

MOTION: Vice Mayor Ceesay moved, second by Councilor Kearns to approve minutes as presented.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

Motion carried.

2) Discussion and possible action to adopt Ordinance No. 722, "An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From Commercial Shopping Center District (CS) To Commercial General District (CG), As Recommended By The Planning Commission Under Application GZ-254; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.

Mr. Rick Malone, City Planner identified the property as generally located at 121st Street and U.S. 75. He advised the Council that the Planning Commission approved the zoning change during a recent meeting. He affirmed that the change conforms to the Glenpool 2030 Comprehensive Plan and current zoning patterns. The subject property includes most of Phillips Corner, specifically 25.091 acres.

MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to approve Ordinance No. 722 as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

- 3) **Discussion and possible action to award bid for pedestrian bridge demolition and replacement at Black Gold Park to S & J Construction Specialist in and amount not to exceed \$17,882.00 and authorize fund transfer from Council contingency 01-6-11-6289, to Park Improvement 01-6-14-6275 for said project.**

Lynn Burrow, Community Development Director provided photos and reported on the condition of a walkway bridge in Black Gold Park. The bridge was seriously undermined by flooding earlier in the year. Park crews have placed a barrier to discourage use until the bridge is replaced.

MOTION: Councilor Kearns moved, second by councilor Agee to enter into a construction agreement with S & J Construction Specialist in an amount not to exceed \$17,882.00 and authorize fund transfer as designated.

FOR: Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

Motion carried.

- 4) **Discussion and possible action to enter into an Operational Agreement between the City of Glenpool and the Glenpool Area Emergency Medical Services District (GEMS).**

Mr. Kolman presented the Agreement pointing out a minor change to the reimbursement rate from \$90 per EMS run to \$91 per EMS run, as demonstrated in Exhibit A. The cost ratio was modified to reflect the increased emergency medical runs by fire personnel.

MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to enter into the Operational Agreement as presented.

FOR: Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee

AGAINST: None

Motion carried.

- 5) **Public Hearing for the purpose of receiving staff report, recommendations and public comments, if any, on the proposed condemnation of dilapidated, uninhabitable structures at South 75 Mobile Home Park, 11717 S. Union Avenue, Glenpool, OK.**

- a) **Open public hearing - Timothy Fox, Mayor**

Mayor Fox opened the hearing at 7:19.

- b) **Presentation of Staff Report - Lowell Peterson, City Attorney; Stephanie Rammohan, Code Enforcement Officer**

Mr. Peterson corrected a scrivener's error concerning the address of the Mobile Home Park, noting 11717 S. Union should be 17117 S. Union, and submitted a corrected Exhibit B. He identified a number of public nuisance violations at the site. He pointed out that each of the units which are being considered for condemnation is currently vacant. Mr. Peterson described the statutory steps for condemnation. Councilors solicited various comments from Mr. Peterson to clarify the process, and potential consequences if the condemnation is ordered.

- c) **Facilitate public comments - Timothy Fox, Mayor**

No public comments were offered.

- d) **Close public hearing - Timothy Fox, Mayor**

Mayor Fox closed the hearing at 7:29.

6) Discussion and possible action to adopt Resolution No. 16-06-01 of the City of Glenpool, "A Resolution Declaring A Public Nuisance And Ordering The City Of Glenpool To Commence Condemnation Proceedings In Accordance With Statutory Procedures As Implemented By Ordinance.

Mr. Peterson recommended Council adopt Resolution No. 16-06-01 to declare a public nuisance and order the City of Glenpool to commence condemnation proceedings.

MOTION: Councilor Kearns moved, second by Councilor Agee to adopt Resolution No. 16-06-01 as presented.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

Motion carried.

7) Discussion and possible action to ratify amendments to Mercy Regional Lease Agreement for real property located at 14522 S. Broadway, Glenpool.

Mr. Peterson stated that the Agreement was approved by both parties May 16; however Mercy Regional requested a few minor amendments to clarify the language with respect to responsibilities of maintenance and repair. The majority of the burden of maintaining the property will be on the lessee.

MOTION: Vice Mayor Ceesay moved, second by Councilor Kearns to ratify amendments to Agreement as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

8) Discussion and possible action to approve the application for employee health insurance with Community Care, and authorize the City Manager to execute the agreement.

Debbie Pengelly, Human Resources Director recommended Council approval of the application with Community Care for employee health insurance, effective July 1, 2016. She reported that Aetna quoted a nineteen percent increase while Community Care presented the lowest and best cost, offering only a three percent increase over current year premiums.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Agee to approve the application for employee health insurance with Community Care for FY 2016-2017; and authorize the City Manager to execute the agreement.

FOR: Councilor Agee; Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

Motion carried.

9) Discussion and possible action to approve 2016-2017 Workers Compensation Plan renewal with Oklahoma Municipal Assurance Group for City of Glenpool employees.

Debbie Pengelly stated that the WC renewal represents a four percent increase over current year. She advised that the renewal expense has been appropriated in the proposed 2017 Budget.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Kearns to approve the Workers Compensation Plan renewal as presented.

FOR: Councilor Kearns; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee

AGAINST: None

Motion carried.

10) Discussion and possible action to Approve Resolution No. 16-06-02, "A Resolution Of The City Of Glenpool, Oklahoma, Requesting In Writing That Prisoners From The Oklahoma Department Of Corrections Be Assigned To A Public Works Project Pursuant To The Prisoners Public Works Act And Approving The Corresponding Public Works Contract."

Mr. Kolman advised the City Council that the contract is essentially the same as the contract entered into three years ago. The cost has not changed over the current year contract. He recommended Council consideration to adopt the Resolution and continue the contract. He further stated that an interesting development has occurred concerning the renewal of the program. The City received conflicting letters from Oklahoma Department of Corrections regarding the program availability for the next year. A notice from ODOC arrived late today which stated the program was being discontinued for Glenpool. Staff hasn't had an opportunity to verify the information with ODOC. Mr. Kolman recommended approval of the contract and stated staff will substantiate the status of the contract in the morning.

MOTION: Councilor Kearns moved, second by Councilor Agee to approve Resolution No. 16-06-02 as presented.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

Motion carried.

N) Adjournment.

- Meeting was adjourned at 7:55 p.m.

Date

Mayor

ATTEST:

City Clerk