

**CITY OF CATOOSA
CITY COUNCIL
MINUTES OF JULY 10, 2023
REGULAR MEETING**

I. Meeting convened:

A. Call to Order: A regular meeting of the City Council of the City of Catoosa was held and called to order by Mayor Greg Williams at 6:02 p.m. on Monday, the 10th day of July 2023 at Catoosa City Hall, 214 S. Cherokee Street, Catoosa, Oklahoma 74015. The meeting was held in compliance with the Oklahoma Open Meeting Act and was posted in accordance therewith at least 24 hours in advance at City Hall for the purpose of discussion, consideration, and possible action on the following agenda items.

B. Invocation: Mayor Greg Williams

C. Pledge of Allegiance: Mayor Greg Williams

D. Roll Call: The following council members were **present** for this meeting: Member at Large Councilor, and Vice-Mayor, Jonnie Mott; Ward #6, Councilor Teresa O'Donnell; Ward #5, Councilor Kyle Gibson; Ward #4, Councilor Fred Williams; and Ward #3, Councilor and Mayor, Greg Williams.

The following council members were **absent** for this meeting: Ward #2, Councilor Thomas Sweet; and Ward #1, Councilor Brenda Conley.

The following staff members were present for this meeting: John Blish, City Manager; Vicky Sutton, City Clerk; Jamie Scrivner, Finance Director; Andy Wimberley, Assistant Police Chief; Denus Benton, Fire Chief; Chris Cieslak, City Planner; and City Attorney Eric Wade, of Rosenstein, Fist & Ringold.

E. Public Comments:

- Daniel Spitzer, I realize City Manager Blish is working on securing grant money for the Cherokee Street bridge. You can look in one direction at Pine and Cherokee and they have nice sidewalks. Over the years, the businesses have grown there but we don't have decent sidewalks, the sidewalks stop on the East side of Cherokee before the bridge. The bridge was built in 1938. There is not a place for a person to stand without being on the grass. It would be nice if we had something there from the light that is there to the bridge connecting to the end of the current sidewalk. The bridge area is very narrow to be walking across it, especially when there is traffic. You might want to add a bike lane also; when people are driving

there is nowhere for them to go either. I realize Blish is helping with the bridge, but we need the sidewalks too. I would like to show my support and help and volunteer if you are needing people.

- Shanandoah Stites, I have lived in Rolling Hills for 34 years. I am here today regarding uses in the neighborhood. I am providing you with a summary of some of those uses which the city has been aware of for at least seven months or more. We have problems in Rolling Hills with several code violations on properties near a councilmember's residence. Several properties need to be processed or abated so I am speaking to you today regarding a property on 196th and 203rd. It is being used for illegal salvage purposes. I've been told the city has initiated abatement, but clearly this has not been followed up on. I understand the city's position with the resident. However, the further proof is not on the city, but the resident himself. It is also clear that the resident has no intention of fixing the problem regarding the abatement as he has been threatened, over and over with no regard to remedy the situation. I recommend that the city attorney file a public nuisance report in Wagoner County on behalf of the residents of Rolling Hills, for which the county judge can determine the rights of the property in question. I would also like to mention, that I feel it is very important for each councilmember to visit their district at least once a month, ride through these neighborhoods, if you are not doing so, you are here because of status and not because of public service. I believe that most of you in your heart chose this for public service, but if you are not going to attack this at least once a month you are doing a disservice. I believe in Rolling Hills; I have lived here for 34 years, and I believe in that neighborhood. It is the largest neighborhood in Catoosa, and it can be a wonderful housing addition if code enforcement will do their job. It's that simple, for those residents such as myself who volunteered to clean up after the storm; I cleaned 5 yards to help my neighbors. It's disheartening to think that no one else will do their job. You have the power to do something about this and correct this situation.

II. Consent Agenda:

Information: Consideration and appropriate action relating to a request for City Council approval of the Consent Agenda:

- 1) Approval of Minutes of the **June 24, 2023**, Special Meeting
- 2) Approval of Minutes of the **June 26, 2023**, Regular Meeting
- 3) Approval of Minutes of the **June 30, 2023**, Special Meeting
- 4) Approval of Minutes of the **June 30, 2023**, Special Meeting
- 5) Approval of Regular and Prepaid Claims
- 6) Approval of Financial Statements for May 2023
- 7) Pay Request-Grand Gateway-Annual Membership-Fiscal Year 23-24-in the amount of \$3,000.00

A motion was made by **Kyle Gibson** and seconded by **Teresa O'Donnell** to approve the consent agenda. The motion **passed** with the following votes:

Mayor Greg Williams-aye	Teresa O'Donnell-aye
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

III. Items Removed from Consent Agenda: There were no items removed from the consent agenda.

IV. Agenda Items:

Item #1: PUD-2023-01– Request to Create a Planned Unit Development for a 240-Acre Parcel Located at West State Highway 167 (Port Road) and North Tiger Switch for McAfee Holding Group Inc.

- A. The Public Hearing opened at 6:08 p.m.
- B. A presentation was made by David McAfee.
- C. There were no public comments.
- D. The Public Hearing closed at 6:15 p.m.

A motion was made by **Kyle Gibson** and seconded by **Jonnie Mott** to approve the Planning Commission's request to create a Planned Unit Development (PUD) for applicant McAfee Holding Group, Inc. The PUD would include rezoning from (AG) Agricultural, and (IL) Industrial Light to (PUD) Planned Unit Development, located at approximately West of Hwy. 167 (Port Road) and North of Tiger Switch, Catoosa, Oklahoma 74015. The motion **passed** with the following votes:

Mayor Greg Williams-aye	Teresa O'Donnell-abstain
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

Item #2: Pay Request No. 7 Hamby-Lynch Public Safety Complex Construction Management

A motion was made by **Jonnie Mott** and seconded by **Kyle Gibson** to approve Pay Request No. 7 from Myers-Cherry Construction, LLC for the Hamby-Lynch Public Safety Complex construction management in the amount of \$1,052,267.74. The motion **passed** with the following votes:

Mayor Greg Williams-aye	Teresa O'Donnell-aye
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

Item #3: Blue Whale Development and Marketing Proposal

A motion was made by **Kyle Gibson** and seconded by **Fred Williams** to approve the Hampton Creative Blue Whale Development and Marketing Proposal to help the City secure the necessary funding to develop a master plan for the Blue Whale and surrounding property in an amount not to exceed \$20,150.00 per City Attorney review and approval and authorize the Mayor to execute the contract documentation.

The motion **passed** with the following votes:

Mayor Greg Williams-aye	Teresa O'Donnell-aye
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

Item #4: Proposed Change Order No. 9 – Hamby-Lynch Public Safety Complex

A motion was made by **Teresa O'Donnell** and seconded by **Jonnie Mott** to approve Prime Contract Change Order No. 9 for the Hamby-Lynch Public Safety Complex in an amount not to exceed \$55,067.00 to paid from the project contingency fund. The motion **passed** with the following votes:

Mayor Greg Williams-aye	Teresa O'Donnell-aye
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

Item #5: Proposed Executive Session

A motion was made by **Kyle Gibson** and seconded by **Fred Williams** to enter into Executive Session. The motion **passed** with the following votes: **(6:34 PM)**

Mayor Greg Williams-aye	Teresa O'Donnell-aye
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

Statement of Executive Session Minutes:

Mayor Greg Williams acknowledged the City Council returned to open session at 7:27 P.M. During executive session, the City Council held confidential communications regarding the matters listed under Agenda Item #5 on the agenda for this meeting. The City Attorney was present for the purposes of **(1)** engaging in confidential communications between the City Council and its attorney concerning pending litigation, to wit: *John Rogne v. City of Catoosa*, Oklahoma Court of Civil Appeals Case No. SD-121026, the Council having been advised by its attorney that disclosure will seriously impair the ability of the City to process or conduct the litigation in the public interest, pursuant to Title 25, Section 307(B)(4) of the Oklahoma Statutes; and **(2)** discussing negotiations with the International Association of Fire Fighters (IAFF) Local 4798, for Fiscal Year 2023-2024, and the Catoosa Fraternal Order of Police Lodge #150 for Fiscal Year 2023-2024, pursuant to Title 25, Section 307(B)(2) of the Oklahoma Statutes.

No other matters were discussed, and no votes were taken.

- A. Vote to convene in executive session.
- B. Acknowledge return to open session.
- C. Statement of executive session minutes.

Item #6: Fraternal Order of Police Collective Bargaining Agreement

A motion was made by **Kyle Gibson** and seconded by **Fred Williams** to approve the Collective Bargaining Agreement between the City of Catoosa and Catoosa Fraternal Order of Police Lodge #150 for Fiscal Year 2023-2024. The motion **passed** with the following votes:

Mayor Greg Williams-aye	Teresa O'Donnell-aye
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

Item #7: International Association of Fire Fighters (IAFF) Bargaining Agreement

A motion was made by **Teresa O'Donnell** and seconded by **Jonnie Mott** to approve the FY 2023-2024 Collective Bargaining Agreement between the City of Catoosa and Catoosa International Association of Fire Fighters (IAFF) Local 4798. The motion **passed** with the following votes:

Mayor Greg Williams-aye	Teresa O'Donnell-aye
Fred Williams-aye	Vice-Mayor Jonnie Mott-aye
Kyle Gibson-aye	

V. New Business: There was no new business.

VI. City Manager Report: John Blish, City Manager informed the City Council of the following:

- The City is continuing to work on a lot of the trees that are down in the community. Coming up this Saturday, Church On The Move will be doing a Catoosa community project which will include going around Rolling Hills and Spunky Creek to collect debris. They have 50 volunteers, and they are going to hit those neighborhoods as best as they can, which is outstanding. This is a great community project for us. We originally asked them to assist us at the disc golf course but asked them if they could go into the different neighborhoods to assist our residents instead. Vicky and Jamie were a part of this conversation; we will be putting a link on our Facebook page so that people needing assistance can submit their address for them to contact.
- I had several conversations today with Ron Burrow from Rogers County. He wanted to discuss some details about our debris drop off location. He wanted to know if we were going to keep it open; I told him we need to determine when everybody is done. I figure another thirty days from now, so I scheduled a meeting with him in three weeks. Our DEQ permit allows us to either chip, burn, or haul off. They have another location within the county for larger items. We have a lot of large trees with large root balls that need to be cut

down, so they are going to start transferring those out to those locations, so we are going to continue with those efforts at this time.

- We were looking for someone to come in as an administrator to help us get our paperwork filed with the federal government for the debris, items we've had to purchase, overtime hours, maintenance, fire department and police department items. Right now, we are concentrating our efforts with the county, as they must qualify just like everybody else does. We have been working with Scott Stokes from Rogers County and we will probably be using them for our administrative work. It doesn't mean it's going to lessen what the city will receive it's just whoever administrates it. We are working through this process currently.
- I am going to defer to Mayor Williams to help me set up the Mayors Retreat. I would like to meet with the Mayor after the meeting so that we can schedule a date to discuss upcoming projects within the city for the next year. I would like for us to coordinate through him.
- I will be scheduling a ribbon-cutting for our new splash pad. I am trying to get a couple of the principal people involved with it to make it happen.
- We have a lot of events coming up; we have car shows, and disc golf events coming up at Rogers Point. We have a car show coming up at the Kwik Lube on Hwy 66, they have their yearly Burn Out on 66 event. The next events the city is working on is Hometown Halloween and Christmas.

VII: Council Comments: NONE

VIII: Adjourn:

A motion was made by **Jonnie Mott** and seconded by **Fred Williams** to adjourn.

The motion passed with the following votes: **(7:37 PM)**

Mayor Greg Williams-aye

Teresa O'Donnell-aye

Fred Williams-aye

Vice-Mayor Jonnie Mott-aye

Kyle Gibson-aye

Approved on this _____ day of _____, 2023

Vicky Sutton, City Clerk

Greg Williams, Mayor