

MINUTES REGULAR MEETING OKEMAH CITY COUNCIL

WHEN: MONDAY, FEBRUARY 26, 2024 @ 6:00 P.M.

PLACE: OKEMAH CITY HALL, 502 WEST BROADWAY, OKEMAH, OK

PRESENT: Ron Gott, Ronnie Lucas, Brandon Anderson, Wayne Bacon, Mike Ishmael

ABSENT: None

ALSO PRESENT: Kristy Lesley, City Manager; Jack Cadenhead, City Attorney; Relena Haddox, City Clerk/Treasurer; Kimberly Bradshaw, Code Enforcement Officer, Bruce Coker, Carol Martin

MEETING CALLED TO ORDER AND DECLARATION OF QUORUM.

- Relena Haddox confirmed attendance.
- Ron Gott called the meeting to order, confirming a quorum was present.

APPROVAL OF MINUTES.

- **Motion:** Approve minutes.
 - **Proposed by:** Ronnie Lucas
 - **Seconded by:** Wayne Bacon
 - **Discussion:** None
 - **Vote:** Unanimous approval

APPROVAL OF PURCHASE ORDERS.

- **Motion:** Approve purchase orders
 - **Proposed by:** Brandon Anderson
 - **Seconded by:** Ronnie Lucas
 - **Discussion:** None
 - **Vote:** Unanimous approval

PUBLIC APPEARANCES.

- Carol Martin addressed the council, questioning the harm in extending grace for additional time to tear down a house, proposing a strict final extension.

DISCUSSION AND POSSIBLE ACTION ON 2024 CITIZENS PARTICIPATION PLAN.

- The plan aims to implement a Citizen Participation Program for future CDBG grants, targeting low-income community participants in Okemah.
- Krist Lesley elaborated on the wastewater plant project, detailing the work to be done, including erosion control, headworks, grit removal, and the installation of a SCADA system.
- **Motion:** Approve 2024 Citizens participation plan
 - **Proposed by:** Ron Gott
 - **Seconded by:** Wayne Bacon
 - **Discussion:** None
 - **Vote:** Unanimous approval

DISCUSSION AND POSSIBLE ACTION ON 2024-2 RESOLUTION OF APPLYING FOR CDBG GRANT FOR WASTEWATER SYSTEM IMPROVEMENTS.

- The council discussed and approved actions related to applying for the CDBG grant for wastewater system improvements.
- **Motion:** Approve Resolution
 - **Proposed by:** Brandon Anderson
 - **Seconded by:** Wayne Bacon

- **Discussion:** None
- **Vote:** Unanimous approval

DISCUSSION AND POSSIBLE ACTION AUTHORIZING MAYOR TO SIGN LETTER OF COMMITMENT ON LEVERAGE.

- **Motion:** Approve leverage letter
 - **Proposed by:** Wayne Bacon
 - **Seconded by:** Brandon Anderson
 - **Discussion:** None
 - **Vote:** Unanimous approval

DISCUSSION AND POSSIBLE ACTION ON 2024-3 FAIR HOUSING RESOLUTION.

- The Fair Housing Resolution was read, emphasizing the prohibition of discrimination in housing and the city's commitment to ensure equal housing opportunities.
- **Motion:** Approve Resolution
 - **Proposed by:** Wayne Bacon
 - **Seconded by:** Brandon Anderson
 - **Discussion:** None
 - **Vote:** Unanimous approval

CONSIDER AND TAKE NECESSARY ACTION TO REVOKE, TERMINATE OR CANCEL THE FRANCHISE WITH VYVE BROADBAND IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 7(2) OF THE 2016 ORDINANCE.

- Kimberly Bradshaw provided updates on the progress of Vyve Broadband's work in the city, suggesting a timeline for further evaluation.
- Continue to monitor the progress of Vyve Broadband's work and evaluate the need for franchise renewal.
- **Motion:** To table item to 2nd meeting in March
 - **Proposed by:** Ron Gott
 - **Seconded by:** Ronnie Lucas
 - **Discussion:** None
 - **Vote:** Unanimous approval

DISCUSSION AND TAKE POSSIBLE ACTION TO APPROVE LETTER OF COMMITMENT WITH ECO LINK BROADBAND INTERNET.

- The council approved a letter of commitment with Ecolink for potential grant funding to provide internet services in Okemah.
- **Motion:** Approve letter of commitment
 - **Proposed by:** Wayne Bacon
 - **Seconded by:** Brandon Anderson
 - **Discussion:** None
 - **Vote:** Unanimous approval

DISCUSSION AND TAKE POSSIBLE ACTION TO APPROVE CEC TASK ORDER NO. 21, ENGINEERING CONTRACT FEE PROPOSAL, CITY WIDE OVERLAYS.

- The council approved an engineering contract fee proposal for citywide overlay, with a total cost for design, building, and special testing.
- **Motion:** Approve task order #21
 - **Proposed by:** Wayne Bacon
 - **Seconded by:** Ronnie Lucas
 - **Discussion:** None

- **Vote:** Unanimous approval

DISCUSSION AND TAKE POSSIBLE ACTION TO LEASE THE VACANT LOT ON SHAWNA RUSSELL WAY.

- Discussion on leasing the vacant lot led to a decision to take no action due to procedural concerns.
- **No action**

CONSIDER AND TAKE NECESSARY ACTION TO APPOINT MEMBERS TO THE PLANNING AND ZONING COMMISSION.

- The council discussed the need to appoint new members to the Planning and Zoning Commission.
- Appoint new members to the Planning and Zoning Commission by the next meeting.

DISCUSSION AND TAKE POSSIBLE ACTION TO TERMINATE THE CONTRACT WITH PERDUE, BRANDON, FIELDER, COLLINS AND MOTT, LLP, FOR COLLECTION SERVICES AND DIRECT NOTICE OF INTENT TO TERMINATE BE GIVEN IN ACCORDANCE WITH THE CONTRACT.

- The council approved the termination of the contract with the collection services firm and discussed a potential new partnership with Aberdeen for improved collection rates.
- Review and consider the partnership with Aberdeen for collection services.
- **Motion:** To terminate contract with Perdue, Brandon, Fielder, Collin and Mott, LLP
 - **Proposed by:** Wayne Bacon
 - **Seconded by:** Ron Gott
 - **Discussion:** None
 - **Vote:** Unanimous approval

HEARING ON "APPEAL OF PROPERTY OWNER OF DECISION OF THE HOUSING STANDARDS BOARD" PRESENTED BY BUSTER SCOTT.

- Bruce Coker presented an appeal on behalf of property owner Buster Scott regarding the demolition order of his property.
- Coker argued for due process and reasonable time for demolition, suggesting six months as appropriate.
- Kimberly Bradshaw countered with the board's experience and history with the property, emphasizing the need for the board's decisions to be based on the full context.

PROPOSED EXECUTIVE SESSION FOR THE PURPOSE OF CONFIDENTIAL COMMUNICATIONS BETWEEN THE CITY COUNCIL AND THE CITY ATTORNEY CONCERNING THE PENDING CLAIM IN AGENDA ITEM 16, PURSUANT TO 25 O.S. SEC. 307 (B)(4).

CONSIDER AND TAKE NECESSARY ACTION TO CONVENE IN EXECUTIVE SESSION.

- The council moved into an executive session to discuss the issue further.
- **Motion:** To go into executive session.
 - **Proposed by:** Ron Gott
 - **Seconded by:** Wayne Bacon
 - **Discussion:** None
 - **Vote:** Unanimous approval

CONSIDER AND TAKE NECESSARY ACTION TO ACKNOWLEDGE THE RETURN TO OPEN SESSION.

- **Motion:** Return to regular session
 - **Proposed by:** Ron Gott
 - **Seconded by:** Wayne Bacon

- **Vote:** Unanimous approval

MAYOR'S EXECUTIVE SESSION STATEMENT.

- **Statement by Ron Gott:** No discussion outside the agenda item concerning Mr. Scott.

CONSIDER AND TAKE POSSIBLE ACTION ON AGENDA ITEM 16.

- **Agenda Item:** Consider taking possible action on agenda item number 21
- **Motion:** Uphold the Housing Board's decision
 - **Proposed by:** Wayne Bacon
 - **Seconded by:** Ronnie Lucas
 - **Discussion:** None
 - **Vote:** Unanimous approval

DISCUSSION OF THE STATUS AND PROGRESS OF THE FOLLOWING PROJECTS:

- **Agenda Item:** Discussion of the status and progress of the following projects
- **Update by Kristy Lesley:**
 - Street overlay: Approval of CEC's contract will allow street overlays to start as planned in May.
 - Signage: With the school for art.
 - WPA Ditch: Completed, Final inspection scheduled for the following day.
 - Airport project to start in March.

CITY MANAGERS COMMENT.

- **Update by Kristy Lesley:**
 - Gearing up for Pioneer Day.
 - The pound is down to four dogs.
 - Met with a structural engineer for major demolition on an older building in town.
 - Engineer's rates are more reasonable than previous quotes.
 - Opinions on two buildings will be presented at the next council meeting.

COMMENTS AND INQUIRIES FROM BOARD MEMBERS.

- **Ronnie:** No comments at this time.
- **Brandon Anderson:** Raised concerns about trash by the I40 on/off ramps and responsibility for cleanup.
- **Discussion:**
 - **Kristy Lesley:** Littering signs requested but not yet installed by the state.
 - **Ron Gott:** Need to enforce cleanliness, even though it's not city-owned property.
 - **Kristy Lesley:** No parking signs for trucks could be enforced by police.
 - **Wayne Bacon:** Illegal truck parking should be enforced by highway patrol.

ADJOURNMENT.

Meeting was adjourned at 7:03pm by Mayor Ron Gott.

Relena Haddox, City Clerk

Ron Gott, Mayor