

MINUTES

**CITY OF PURCELL
REGULAR MEETING**

AUGUST 1, 2022

6:00 P.M.

**IN THE COMMUNITY ROOM OF
THE PURCELL POLICE SERVICE BUILDING
1515 N. GREEN AVENUE**

THE CITY OF PURCELL, OKLAHOMA WILL HOLD A REGULAR MEETING AT THE TIME AND PLACE STATED ABOVE. THE FOLLOWING BUSINESS WILL BE CONDUCTED. THE COUNCIL MAY DISCUSS, VOTE TO APPROVE, VOTE TO DISAPPROVE, VOTE TO TABLE, VOTE TO AMEND, OR DECIDE NOT TO VOTE ON ANY ITEM ON THIS AGENDA.

1. Call to order and declaration of a quorum present.

Mayor Fishburn called the meeting to order and declared a quorum to be present at 6:00 p.m.

2. Roll Call.

Roll call was conducted by City Clerk, Andrea Millsap, with the following results:

Council members present: Ted Cox, Graham Fishburn, Theda Engert, Jay Tate, Allen Eubanks.

Councilman absent: None.

Staff present: Dale Bunn, Andrea Millsap, Serena Melton, Bobby Elmore, John Blue, Victor Lohn, Greg Cypert, Rocky Claunch, Michael Minor.

Counsel: Greg Dixon

3. Pledge of Allegiance.

Mayor Fishburn led the Pledge of Allegiance.

Dale Bunn offered the invocation.

4. Welcome.

Mayor Fishburn welcomed guests, staff, and council members.

5. Discussion of Agenda Items.

Mayor Fishburn called for any discussion of agenda items.

6. Approval of the Consent Agenda:

All items listed under the Consent Agenda are deemed to be non-controversial and routine in nature by the governing body. They will be approved by one motion of the governing body. The items on the Consent Agenda WILL NOT be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request it be removed from the Consent Agenda and placed in its proper order on the regular agenda for consideration.

- a. **Approval of minutes for July 5, 2022, Regular Meeting.**
- b. **Approval of payment of claims as presented in the Council Expense Report in the amount of \$628,935.53.**
- c. **Approval of payment of Street & Alley Claims in the amount of \$0.00.**
- d. **Approval of payment for Unemployment Insurance in the amount of \$9,418.00.**
- e. **Approval of payment of Capital Improvement Claims in the amount of \$151,861.67.**
- f. **Approval of payment of Rural Fire Claims in the amount of \$85.00.**
- g. **Approval of payment of Cemetery Care in the amount of \$0.00.**
- h. **Approval of payment for Airport Authority Claims in the amount of \$90.73.**
- i. **Approval of estimated payroll in the amount of \$295,000.00.**
- j. **Approval of the Treasurer's Financial Report.**
- k. **Approval of Ellsworth Change Order in the sum of \$12,704.53 for 9th Avenue Paving Improvement Project.**

7. Consideration and possible action on items removed from the Consent Agenda.

Vice-Mayor Cox made a motion seconded by Councilwoman Engert to approve the consent agenda as written.

Yes: Cox, Engert, Tate, Eubanks, Fishburn No: None Absent: None

8. Presentation and discussion of the Treasurer's Financial Report.

- Sales Tax thru June 2022 is up 5.87% over last year or \$400,795.00; up 20.56% over budget or \$1,233,820.00.
- Use Tax thru June 2022 is up 8.14% over last year or \$56,076.00; up 24.20% over budget or \$145,173.00.
- Tobacco Tax thru June 2022 is down 8.17% over last year or \$5,180.00; up 16.39% over budget or \$8,193.00.
- Electricity in June 2022 had a negative variance of \$32,626.00 vs last year; YTD the variance is positive \$278,906.00.
- Water in June 2022 had a positive variance of \$20,417.00 vs last year; YTD variance is positive \$88,814.00.
- General Fund in June 2022 the revenues were above expenses by \$872,642.00; YTD revenues were below expenses by \$255,398.00.
- Public Works in June 2022 the revenues were below expenses by \$828,382.00; YTD revenues are above expense by \$823,104.00.

9. Presentation and discussion of the City Manager Report.

Hospital

- Sanitary sewer completed (includes surrounding area of high school & jr. high)
- Storm sewer complete.
- Watermain, hospital site loop, has passed all tests with exception of tracer line which is being remedied. It has been accepted into PPWA.

- CK Utilities finishing up 9th St. We're holding 5% of project until completed (water line for hospital and residential growth).
- Parking lots have been final paved and striped, curbs backfilled and ready for sod.
- Nuclear med room revision done.
- Final grading revised for failed compaction, updated survey done, Central Plains Construction mobilized on site. They completed the temporary road to MOB and removed debris and are backfilling and should be done (phase 1) mid August then All Roads will pave, then Central Plains will begin final grading (phase 2). Phase 1 allows Zeck Ford access to their property while we tear out current access for improvement. Then All Roads will come back to pave new permanent entries.

Medical Office Building

- Central Plains completed temporary road.
- Integrate has poured concrete pad and erected steel for the building.
- Utilities have been discussed for connections.
- Sunray Baptist has been cooperative allowing use of space.
- All subs are coordinating with city on water, sewer and electric.

I-35 Interchange

- ESP continues to work with ODOT on design.
- Sullivan is engineering the move of the water and sewer on this project.
- Trey Phillips has plan for the electric transmission lines and where they will be bored under I-35. Major transmission line for us and for OG&E in that area.
- Environmental studies are complete so we can now begin right of way acquisition. Meeting with the right of way contractor who will be working with us to purchase easements for the interchange.
- Construction planned to start in 2025.

Chickasaw Wellness Center

- Complete, with the exception of striping which Chickasaw Nation is working on.

Main Street Scape

- Memorandum of Agreement with ODOT, State Historic Preservation Office, and the Indian tribes has been signed for our downtown being placed on the National Registry of Historic Places.
- Final Agreement is on tonight's agenda and we'll discuss this further.
- Bid letting September, award in October, contract November, planned start in January.

New Well

- Is online, waiting on a transfer switch to use as a backup generator in case of a power outage.

Water Main Leaks

- Started with small leak on Washington, then large one on N Canadian, and simultaneously one in Walnut Creek. Before the Walnut Creek could be located reserves were drained and we had to work at getting the tanks filled back up.

9th Avenue Improvements

- Started July 5th and is completed with the exception of a valve and a manhole to be raised and that should be done this week.

Trails Phase 2

- Bridge is complete.
- Some of the concrete is done. Dirt fill and grading in progress.
- Scheduled for August is some shore rip rap, concrete work, final grading, and paving.

Question was asked about plans for water main and water line replacements. Discussion had about plans for reworking connections on Washington street to new water main. Question about street repairs on Washington where line was dug. Was noted that repairs will be underway after concrete cures. Mr. Bunn noted that a work session is being planned to discuss street repair plan and funding.

Question about hospital opening date. Mr. Bunn noted that should be an agenda item before discussion.

Question about I-35 right of way time frame. Mr. Bunn noted timetable is approximately 6-9 months.

Question about target completion date for StreetScape. Mr. Bunn noted 9 months.

Question about Trails Phase 2 completion. Plan is to be completed this month, weather permitting.

Request To Be Heard

Mayor Fishburn called Randy Belicek to speak on his Request to be heard.

Mr. Belicek requested that the city look into reducing the speed limit on Highway 77 in the area from Sonny’s Café north to the stoplight at highway 74. Noted numerous wrecks and 1 fatality, that he’s aware of, in that area. There are businesses and a housing addition with a bus stop. Vice-mayor Cox noted that the speed limit in that area is dictated by the state. Mr. Bunn and vice-mayor Cox suggested that Mr. Belicek present a letter or petition that the city could submit with a request to the state.

10. Discussion and possible action to approve an agreement between City of Purcell (“Purcell”)/Purcell Public Works Authority (“PWA”) and Dows Hills, LLC (developer) that provides for collection of fees with the purchase of water meters by customers attaching to PWA water lines constructed by the developer. The proceeds will reimburse the developer a portion of the construction costs of PWA water lines in the area.

Mr. Bunn gave information about the agreement. Kenny Sullivan noted that with the 8” water line, Dows Hills would have 122 taps within the development and the City would have 50 taps available outside the development on the waterline constructed by the developer (172 total taps).

Councilman Cox made a motion second by Councilwoman Engert to approve Agenda Item No. 10 as written.

Yes: Cox, Engert, Tate, Fishburn, Eubanks No: None Absent: None

Upon suggestion of council, Councilman Cox made a motion seconded by Councilwoman Engert to repeal the motion approving Agenda Item no. 10 as written.

Yes: Cox, Engert, Tate, Eubanks, Fishburn No: None Absent: None

Councilman Cox made a motion seconded by Councilwoman Engert to amend Agenda Item No. 10 to the new numbers presented.

Yes: Cox, Engert, Tate, Eubanks, Fishburn No: None Absent: None

Councilman Cox made a motion seconded by Councilwoman Engert to approve amended Agenda Item No. 10.

Yes: Cox, Engert, Tate, Eubanks, Fishburn No: None Absent: None

11. Discussion and possible action to approve the Mayor signing agreement with Oklahoma Department of Transportation for Purcell Main StreetScape Project TAP-244D (083)TP, with \$1,039,507.00 City share payment (51%) of the total cost estimate \$2,038,249.00.

Nate Clair from Halff gave a presentation of plans for StreetScape. Some of the items noted were additional 12± parking spaces, permanent area with hook ups for food trucks for festivals & parades, railing between sidewalk and parking, tightening up curve radius at Canadian & Main to slow traffic.

Councilman Cox made a motion second by Councilwoman Engert to approve Agenda Item No. 11 as written.

Yes: Cox, Engert, Eubanks, Fishburn No: Tate Absent: None

12. Discussion and possible action to approve the purchase of a backup generator from Clifford Power in the sum of \$66,035.88.

Councilwoman Engert made a motion second by Councilman Cox to approve Agenda Item No. 12 as written.

Yes: Engert, Cox, Tate, Eubanks, Fishburn No: None Absent: None

13. Discussion and possible action to approve the Purcell Fire Department placing an order and for the purchase of a Custom Pumper-G9 Body Fire Engine from Heartland Fire Trucks LLC, not to exceed the sum of \$661,000.00.

Rocky Claunch presented on behalf of the fire department. Mark Richardson of Heartland and Mr. Claunch answer questions asked by council members.

Councilman Cox made a motion second by Councilwoman Engert to approve Agenda Item No. 13 pending verification of legal bidding process.

Yes: Cox, Engert, Tate, Eubanks, Fishburn No: None Absent: None

*Mayor Fishburn declared the meeting to be in recess in order to go into the
Purcell Public Works Authority Meeting at 7:05 p.m.*

Mayor Fishburn declared the City Council Meeting and the

*Purcell Public Works Authority in joint session in order to
enter joint Executive Session at 7:38 p.m.*

**14. EXECUTIVE SESSION: DISCUSSION, CONSIDERATION RE: AN
EXECUTIVE SESSION TO BE HELD IN ACCORDANCE WITH 25 O.S. 307 § (B)
(3).**

- a. Discussion and consideration concerning the purchase or appraisal of real
property in accordance with 25 O.S. 307 § (B) (3).**

Councilman Eubanks made a motion second by Councilman Cox to enter into joint Executive Session at 7:38 p.m. with the following persons entering: Councilmen who are present, City Attorney, and City Manager.

Yes: Cox, Eubanks, Engert, Tate, Fishburn No: None Absent: None

Mayor/Chairman Fishburn declared the Council has returned from Executive Session.

**15. EXECUTIVE SESSION: DISCUSSION, CONSIDERATION AND POSSIBLE
ACTION CONCERNING ITEMS DISCUSSED IN EXECUTIVE SESSION IN
ACCORDANCE WITH 25 O.S. 307 § (B) (3).**

- a. Discussion and consideration concerning the purchase or appraisal of real
property in accordance with 25 O.S. 307 § (B) (3).**

Councilman Cox made a motion second by Councilman Eubanks to return to regular Joint Session at 8:10 p.m.

Yes: Cox, Eubanks, Engert, Tate, Fishburn No: None. Absent: None

Mayor Fishburn announced no action taken in executive session.

16. City Council Comments.

Vice-Mayor Cox: Announced he would bring a slide show of his trip to Africa to share after the September meeting if anyone was interested. Would need to be posted.

Councilwoman Engert: None.

Councilman Tate: None.

Councilman Eubanks: None.

Mayor Fishburn: Thanked everyone for their hard work on these issues. Thanked workers for dealing with the water issues.

17. City Manager and staff comments.

Mr. Bunn said he would contact the financial advisors and would like to set up a meeting with council as a way to finance street improvements. Other cities have done this and we can see how it would work.

Mr. Dixon Gave some specific notes on bidding and said he would look into the issue.

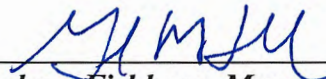
18. City Attorney comments.

Mr. Dixon made note that we may need to vote not to air the slideshow on FaceBook but it was decided it was unnecessary since only regular meetings were aired.

19. Adjourn.

Mayor Fishburn declared the meeting to be adjourned at 8:30 p.m.

Approved this 6th day of September, 2022



Graham Fishburn, Mayor

Attest:



Andrea Millsap, City Clerk

