



Minutes

05.14.2024

A. MEETING CONVENED

1. CALL TO ORDER *by the Mayor at 7:24PM.*
2. ROLL CALL:
Councilor Christina Short ~ Absent
Councilor Ben Whitt ~ Present
Councilor Albert Ryans ~ Present
Vice Mayor Chuck Kemper ~ Present
Mayor Michael Scalf ~ Present

Staff Present:

City Clerk, Audra Scott
City Engineer, Kenny Sullivan
City Attorney, David Perryman
City Manager, Robert Floyd
Public Works Director, David Standridge
Finance Director, Daniel Ofsthun
Projects Manager, Dustin Downey

3. DETERMINATION OF QUORUM:
4 ~ Present; 1 ~ Absent
4. PRESENTATION:
 - a. Proclamation: Armed Forces Day ~ May 18, 2024;
 - b. Proclamation: Memorial Day ~ May 27, 2024;
 - c. Proclamation: Flag Day & Week ~ June 9 - 15, 2024;

- d. Proclamation: Flood Prevention Month ~ June 9 - 15, 2024.

Proclamations issued by the Mayor.

B. BUSINESS AGENDA

THE FOLLOWING ITEM(S) ARE HEREBY DESIGNATED FOR DISCUSSION, CONSIDERATION, AND TAKE INDIVIDUAL ACTION, INCLUDING, BUT NOT LIMITED TO, APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF:

1. PUBLIC HEARING.

Open, conduct, and close Public Hearing to receive public comments on the Planning Commission's recommendation to approve Zoning Application submitted by:

| | |
|--------------------|---|
| Applicant: | Abraham Aviles & Hanna H. Aviles |
| Address: | SW Corner of Laura Meadows Dr & US-62 |
| Current Zoning: | R-E, Residential Estates District |
| Proposed Zoning: | A-1, Agricultural District |
| Legal: | E2 NE4 NW4 SW4 of Section 36-T8N-R5W of the Indian Meridian, Grady County, State of Oklahoma. |
| PC Recommendation: | Approval |
| PC Resolution No.: | 2024-14 |

PUBLIC HEARING opened at 7:26PM

FOR: Abraham Aviles of 2162 W. Veteran's Highway Blanchard, Oklahoma 73010 appeared in favor of the zoning application. Mr. Aviles plans to open a Vet Clinic at this location.

AGAINST: None.

PUBLIC HEARING closed at 7:28PM.

2. ORDINANCE NO. 815.

Discuss and vote on a motion adopting said Ordinance reclassifying property from the R-E, Residential Estates District to the A-1, Agricultural District for a tract of land located at the southwest corner of Laura Meadows Drive and W. Veterans Memorial Highway (US-62), within the City of Blanchard, Oklahoma; providing for severability; declaring repealer; and declaring an emergency.

MOTION By Councilor Whitt and SECONDED BY Councilor Ryans ... to adopt Ordinance No. 815 approving said reclassification of property from R-E, Residential Estates District to A-1, Agricultural District.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

3. EMERGENCY CLAUSE FOR ORDINANCE NO. 815.

Discuss and vote on a motion approving such Emergency Clause.

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to approve emergency clause for Ordinance No. 815.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

4. PUBLIC HEARING.

Open, conduct, and close Public Hearing to receive public comments on the Planning Commission's recommendation to approve Zoning Application submitted by:

Applicant: Sunshine Development of Indian Ridge
Address: Near 3730 W. Memorial Highway (US-62)
Current Zoning: A-1, Agricultural District

| | |
|--------------------|---|
| Proposed Zoning: | R-1, Single Family Residential District |
| Legal: | W2 of Section 35-T8N-R5W of the Indian Meridian, Grady County, State of Oklahoma. |
| PC Recommendation: | Approval |
| PC Resolution No.: | 2024-15 |

PUBLIC HEARING opened at 7:30PM

FOR: None.

AGAINST: None.

PUBLIC HEARING closed at 7:31PM.

5. ORDINANCE NO. 816.

Discuss and vote on a motion adopting said Ordinance reclassifying property from the A-1, Agricultural District to the R-1, Single Family Residential District for property located near 3730 W. Veterans Memorial Highway 9US-62), within the City of Blanchard, Oklahoma; providing for severability; declaring repealer; and declaring an emergency.

MOTION BY Vice Mayor Kemper and SECONDED BY Councilor Ryans ... to adopt Ordinance No. 816 approving said reclassification of property from A-1, Agricultural District to R-1, Single-Family Residential District.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf

0 ~ Nays: None

1 ~ Absent: Short

6. EMERGENCY CLAUSE FOR ORDINANCE NO. 816.

Discuss and vote on a motion approving such Emergency Clause.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to approve emergency clause for Ordinance No. 816.
MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

7. ORDINANCE NO. 817.

Discuss and vote on a motion amending Ordinance 807 adopted 2/13/24 pertaining to animal regulations.

Ben Whitt voiced concern that there's a typographical error in the ordinance. City Attorney David Perryman agrees to re-word Ordinance No. 817 to read as follows: No animal that is required to be immunized for rabies by the laws of the State of Oklahoma ... shall be allowed to be present in the City of Blanchard, temporarily or permanently without having such immunization.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to approve said Ordinance No. 817 with the wording change suggested by the City Attorney.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

8. EMERGENCY CLAUSE FOR ORDINANCE NO. 817.

Discuss and vote on a motion approving said Emergency Clause.

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to approve emergency clause for Ordinance No. 817.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

9. RESOLUTION NO. 2024-31.

Discuss, consider and take action with respect to a Resolution of the City of Blanchard, Oklahoma (the "CITY") replacing and superseding Resolution No. 2024-14 approved by the City on March 12, 2024 approving action taken by the Blanchard Municipal Improvement Authority (the "AUTHORITY") authorizing issuance, sale and delivery of a Promissory Note of the AUTHORITY to the Oklahoma Water Resources Board; ratifying and confirming an amended Lease Agreement; approving and authorizing an amended Sales Tax Agreement; and containing other provisions related thereto.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to approve Resolution No. 2024-31.

MOTION CARRIED:

***3 ~ Ayes: Ryans, Kemper, Scalf
1 ~ Nays: Whitt (Abstained)
1 ~ Absent: Short***

10. RESOLUTION NO. 2024-32.

Discuss and vote on a motion adopting said Resolution accepting a proposal for new Health Insurance Benefit Plan for all municipal employees beginning July 1, 2024.

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-32.

MOTION CARRIED:

***4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short***

11. RESOLUTION NO. 2024-33.

Discuss and vote on a motion adopting said Resolution acknowledging extension of Construction Permit No. WL000044230165 Extension 1 for 1-year from the date of the letter for the proposed 2024 CDBG Original Town Waterline Replacement, Phase 2, Facility No. 3004710.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-33.

MOTION CARRIED:

***4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short***

12. RESOLUTION NO. 2024-34.

Discuss and vote on a motion adopting said Resolution acknowledging receipt of Construction Permit No. WL000044240262 for the construction of 490 linear feet of eight (8) inch PVC pipe for water line distribution and all appurtenances to serve the N. Main Street, Blanchard, OK, McClain County, Oklahoma.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to approve Resolution No. 2024-34.

MOTION CARRIED:

***4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short***

13. RESOLUTION NO. 2024-35.

Discuss and vote on a motion adopting said Resolution authorizing certain officers of the City to sign checks, checking, and savings accounts, MMDA accounts and other investments and transfers, as necessary; and authorizing certain officers access to the safety deposit boxes.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-35.

MOTION CARRIED:

***4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short***

14. RESOLUTION NO. 2024-36.

Discuss and vote on a motion adopting said Resolution approving or disapproving said Resolution approving a street light at US-62 and Sara Road (southside).

Councilor Whitt suggested LED lighting (not sodium).

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to approve Resolution No. 2024-36.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

15. RESOLUTION NO. 2024-37.

Discuss and vote on a motion adopting said Resolution selecting two (2) nominees to serve on the OMAG Board of Directors for a three-year term.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to approve Resolution No. 2024-37 with Mike Bailey and Craig Stephenson as recommended as OMAG Nominees.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

16. RESOLUTION NO. 2024-38.

Discuss and vote on a motion adopting said Resolution approving a request from Trinity Holiness Church for the City to establish a cross-walk from their parking lot to the Church.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-38 as presented with signage only.

MOTION CARRIED:

4 ~ Ayes: *Whitt, Ryans, Kemper, Scalf*
0 ~ Nays: *None*
1 ~ Absent: *Short*

17. RESOLUTION NO. 2024-39.

Discuss and vote on a motion adopting said Resolution declaring the eligibility of the City of Blanchard to submit an application to the Oklahoma Department of Transportation for use of Transportation Alternatives Program fund set forth by IIJA for the Blanchard Sidewalk Project promoting safe Routes to Retail Businesses and Pedestrians in the City of Blanchard and authorizing the City Manager of the City of Blanchard, Mr. Robert L. Floyd, to sign this application.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to approve Resolution No. 2024-39 as presented.

MOTION CARRIED:

4 ~ Ayes: *Whitt, Ryans, Kemper, Scalf*
0 ~ Nays: *None*
1 ~ Absent: *Short*

18. RESOLUTION NO. 2024-40.

Discuss and vote on a motion adopting said Resolution accepting the improvements as “public utilities”; approving Change Order No. 5 in the amount of \$59,570.00; and approving Final Payment in the amount of \$26,979.42 to Quicksilver Utility Contracting, LLC.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-40, as presented.

MOTION CARRIED:

4 ~ Ayes: *Whitt, Ryans, Kemper, Scalf*
0 ~ Nays: *None*
1 ~ Absent: *Short*

19. RESOLUTION NO. 2024-41.

Discuss and vote on a motion adopting said Resolution approving three (3) Agreements for Fiscal Year 2024-25 beginning July 1, 2024 and ending June 30, 2025 with McClain County:

- a. Interlocal Agreement between City of Blanchard and McClain County pertaining to grading, draining, and hard surfacing of certain streets within the County; and
- b. Interlocal Agreement between McClain County and City of Blanchard pertaining to grading, drainage, and hard surfacing of certain streets within the City; and
- c. Interlocal Agreement with McClain County for jail services at \$42.00 per day (**NO** increase).

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Whitt ... to approve Resolution No. 2024-41, as presented.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

20. RESOLUTION NO. 2024-42.

Discuss and vote on a motion adopting said Resolution accepting the utility improvements as “public utilities” for water line extension (outside the municipal boundary) to serve North Main Street contingent upon receipt of 2nd Bac-T results.

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-42, as presented.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

21. RESOLUTION NO. 2024-43.

Discuss and vote on a motion adopting said Resolution accepting the “Certificate of Acceptance” and Trust Indenture creating and forming a “public trust” with the City of Tuttle.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-43, as presented.

MOTION CARRIED:

***4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short***

22. RESOLUTION NO. 2024-44.

Discuss and vote on a motion adopting said Resolution approving a Joint Resolution between the City of Blanchard and the BMIA establishing a moratorium on allowing the extension of water mains and water lines to locations outside of the corporate limits of the City for residential, commercial or industrial uses, except for those areas where the City is currently contractually obligated to allow such services to be extended or established.

MOTION BY Councilor Ryans and SECOND BY Vice Mayor Kemper ... to approve Resolution No. 2024-44, as presented.

MOTION CARRIED:

***4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short***

23. CITY BRANDING/MARKETING.

Discuss and vote on a motion re: adopting a brand to market the City of Blanchard to include but not limited to a motto, city colors, logo, etc.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Whitt ... to use the draft provided as a template for more planning on corporate brand for the City.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

24. VETERANS MEMORIAL.

Discuss and vote on a motion re: the status of the completion of the Memorial and its' dedication on the morning of Thursday, May 30th.

Mayor Scalf reported that the Veterans' Memorial is on track. Thursday, May 30th, 2024 at 10:00AM is the dedication ceremony.

25. CBD IMPROVEMENTS.

Discuss and vote on a motion in establishing the number and appointing members to the Ad Hoc Committee for the development of a program of improvements and grants focusing on the Blanchard Historical Central Business District.

Chuck Kemper proposes starting an Ad Hoc City Business District committee to work on changes and updates for Main Street. There are to be 9 voting members named as follows:

Chuck Kemper; Christina Short; Cheryl Hendricks; Kathy Lee; Jana Moore Johnson; Ross Coyle; Jo Ann Banse; Paul Englund; Robin Fielder. Two additional members (non-voting) are Denise Wilkins and Robin from the Shear Lace Boutique.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to add the suggested members to the Committee to the Agenda for the City of Blanchard.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

26. ROAD PROJECTS PHASE II.

Discuss and vote on a motion re: the status of funding and cost estimates of Phase II and bidding time frame.

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to open bids in June with an award date of July 9th.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

27. STREET IMPROVEMENTS.

Discuss and vote on a motion re: the status of local street evaluation and ranking of projects.

Marty with the street department for the City of Blanchard recommends starting with fixing drainage issues first starting with culverts. Public Works Director, David Standridge states that the jetter can be used to help clean out culverts.

ADDENDUM:

28. RESOLUTION.

Discuss and vote on a motion re: acceptance of the 12-inch water line SUBJECT to conditions outlined in the Resolution and the payment of the reimbursement SUBJECT to meeting these requirements.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to table item until all items are fixed and recommended by the City Engineer and City Attorney.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

29. PUBLIC WORKS REQUEST.

Discuss and vote on a motion re: to make repairs to the signal controller located at US-62 & Tyler and concrete foundation of street signal located at US-62 and Main Street.

Public Works Director David Standridge requests a total of \$20,505 to repair damaged cabinet and purchase back up batteries. He reports that he will need additional funds to replace concrete damaged at stop light and asks for authorization to repair.

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to approve requested funds and authorize the repair of the stop light.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

30. REQUEST.

Discuss and vote on a motion re: a request by the Mayor for council to consider requiring the developer of Eagle Nest II to establish barricades on streets to stop vandalism and partying at this location until subdivision, utilities and roads are accepted by Council.

Mayor Scalf says Eagle Lake 2 subdivision has never finished construction. A preliminary plat was filed but a final plat was never filed nor approved (confirmed by Dustin Downey). Vandals have started entering property and causing trouble. Police have been called multiple times to check out complaints of trespassers and parties. The entrances need

blocked permanently with either locked gates or concrete barriers, at the owners discretion.

MOTION BY Mayor Scalf and SECOND BY Councilor Whitt ... to enforce closing entrances by locked gates or concrete barriers to deter vandals and illegal activities.

MOTION CARRIED:

4 ~ Ayes: **Whitt, Ryans, Kemper, Scalf**
0 ~ Nays: **None**
1 ~ Absent: **Short**

C. CONSENT AGENDA

THE FOLLOWING ITEM(S) ARE HEREBY DESIGNATED FOR APPROVAL, ACCEPTANCE OR ACKNOWLEDGMENT BY ONE MOTION, SUBJECT TO ANY CONDITIONS INCLUDED THEREIN. IF ANY ITEM(S) DO NOT MEET WITH THE APPROVAL OF ALL MEMBER, THAT ITEM(S) WILL BE HEARD IN REGULAR ORDER:

1. **APPROVAL** of regular meeting minutes of 4/09/24.
2. **APPROVAL** of special meeting minutes of 3/19/24.
3. **APPROVAL** of regular meeting minutes of 3/12/24.
4. **ACKNOWLEDGE** of payment of FYE2024 Claims and Expenditures in the total amount of \$373,209.72.
5. **ACKNOWLEDGE** FYE2024 Payroll in the total amount of \$195,069.25.
6. **ACCEPTANCE** of the Financial Reports as of April 2024.
7. **ACCEPTANCE** of April Animal Control Donation of Materials and Supplies.
8. **APPROVAL** of the FYE2024 Transfers as set forth by Budget.
9. **ACCEPTANCE** of a 17' Permanent Easement granted by:
 - a. DuBois Funeral Service, LLC., an Oklahoma Limited Liability Company, Blanchard, OK 73010. (25th Street NE).
 - b. Alliance Property Group, LLC., an Oklahoma Limited Liability Company Blanchard, OK 73010. (North Main Street).

***MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ...
to approve Consent Docket, as presented.***

MOTION CARRIED:

***4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short***

D. CONSENT ITEM REMOVAL

***DISCUSSION, CONSIDERATION AND TAKE APPROPRIATE ACTION RE:
ANY ITEM(S) REMOVED FROM THE CONSENT DOCKET.***

None.

E. PUBLIC COMMENTS

***COMMENTS FROM THE GENERAL PUBLIC [LIMITED TO 3-MINUTES PER
SPEAKER] FOR A TOTAL OF 15-MINUTES ON CITY RELATED NON-AGEND
ITEMS. PREFERENCE WILL BE GIVEN TO BLANCHARD CITIZENS AND NO
FORMAL ACTION WILL BE TAKEN.***

None.

F. COUNCIL/STAFF COMMENTS

***THIS ITEM IS LISTED TO PROVIDE AN OPPORTUNITY FOR THE CITY
COUNCIL AND/OR CITY STAFF TO MAKE COMMENTS AND/OR REQUEST
SPECIFIC AGENDA ITEMS. NO ACTION WILL BE TAKEN.***

- 1. City Council discussed the need for a new outdoor display cabinet for agendas at 300 N. Main Street.***
- 2. Council discussed steps that need to be taken to secure high school lift station.***
- 3. Discussion of potential responses to Quail Haven drainage issues.***

G. REPORTS - FURTHER INFORMATION

1. REPORTS ~ Sales/Use Tax.
2. REPORTS ~ 2024 Attendance.
3. REPORTS ~ Departmental Activities.

No Action Taken. Information Only.

H. EXECUTIVE SESSION

MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING ITEM(S):

MOTION BY Vice Mayor Kemper and SECOND BY Councilor Ryans ... to go into Executive Session at 9:55pm.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None
1 ~ Absent: Short

1. For the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business [pursuant to Title O.S. §307(C)(11)].
2. Reconvene back into Open Session:

MOTION BY Councilor Whitt and SECOND BY Vice Mayor Kemper ... to reconvene back into Open Session.

MOTION CARRIED:

4 ~ Ayes: Whitt, Ryans, Kemper, Scalf
0 ~ Nays: None

1 ~ Absent: Short

3. Consideration and possible action relating to Economic Development.

No Action Taken. The only items discussed were those items that appeared on this Agenda.

I. ADJOURNMENT

Called at 10:29PM.

ATTEST:





Mayor



City Clerk