

**MINUTES OF A MEETING OF THE
NEWCASTLE PUBLIC WORKS AUTHORITY
(Opening Prayer & Flag Salute)**

DATE: August 13, 2018
TIME: 6:00 P.M.
PLACE: NEWCASTLE MULTI-PURPOSE CENTER
705 NW 10TH STREET

ITEM 1: CALL TO ORDER/ROLL CALL

Gene Reid called the meeting to order at 6:01 p.m.

PRESENT: Chair Gene Reid
Vice Chair Joe Covey
Trustee Mike Fullerton
Trustee Jimmy Gurley
Trustee Karl Nail

ABSENT: None

OTHERS PRESENT: Kevin Self, Interim General Manager; Jeanie Skeen, Treasurer; Camille Dowers, NPWA Secretary; Dinah Alizadeh, Executive Administrative Assistant; Todd Kennemer, Community Development Director; Ted Haxel, City Attorney; Gordon Harness, Planning Commission Chair; Kenny Sullivan, P.E., City Engineer

ITEM 2: DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF THE AGENDA

Motion was made by Mike Fullerton and seconded by Karl Nail to approve the agenda. Board polled: Joe Covey, yes; Mike Fullerton, yes; Jimmy Gurley, yes; Karl Nail, yes; Gene Reid, yes. Motion carried.

ITEM 3: CITIZENS' COMMENTS

None

ITEM 4: CONSENT AGENDA

- A. Minutes: July 9, 2018
June 24, 2018**
- B. Claims**
- C. Transfer of Funds**
- D. Appropriation of Funds**
- E. Budget Amendments**
- F. Approval of Claims in excess of \$25,000.00**
- G. Acknowledgment of ODEQ Permits:**
 - i. WL000044180327 for 1,461 l.f. of 8 in. waterline to serve Chisholm Trail**
 - ii. WL000044180513 for 2,020 l.f. of 8 in. waterline and 2,323 l.f. of 6 in. waterline to serve Fox Hollow I, Phase I**
 - iii. SL000044180514 for 4,874 l.f. of 8 in. sanitary sewer line, (1) 491 gpm lift Station, and 1,095 l.f. of 8 in. sanitary sewer force main to serve Fox Hollow, Phase I**

- iv. **WL000044180421 for 700 l.f. of 6 in. waterline and 1,873 l.f. of 8 in. waterline to serve Meadow Creek Sec. 2**
- v. **SL000044180422 for 249 l.f. of 8 in. sanitary sewer line and 2,066 l.f. of 12 in. sanitary sewer line to serve Meadow Creek, Sec. 2**
- H. NPWA Temporary Water Meter Rental Agreement**
- I. Approval of DW-271 No. 18, Request for Loan Proceeds, OWRB Loan, Green Projects-Municipal Water Well**
- J. Authorization for payment to Meyer Pump Service, Pay Application No. 3-Municipal Water Well**

Motion was made by Mike Fullerton and seconded by Karl Nail to approve the consent agenda. Board polled: Mike Fullerton, yes; Jimmy Gurley, yes; Karl Nail, yes; Joe Covey, yes; Gene Reid, yes. Motion carried.

ITEM 5: DISCUSSION AND POSSIBLE ACTION ON AUTHORIZATION FOR SOLICITATION OF QUOTES FOR PROFESSIONAL SERVICES OF BOND COUNSEL FOR THE NEW WASTEWATER TREATMENT PLANT FINANCING WITH OKLAHOMA WATER RESOURCES BOARD

Motion was made by Karl Nail and seconded by Joe Covey to approve Item 5. Board polled: Jimmy Gurley, yes; Karl Nail, yes; Joe Covey, yes; Mike Fullerton, yes; Gene Reid, yes. Motion carried.

ITEM 6: DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF SUBMITTAL OF PLANS AND SPECIFICATIONS TO ODEQ FOR PERMITS TO CONSTRUCT WATERLINE EXTENSION AND SANITARY SEWER LINE EXTENSION FOR WYNDEMERE DUPLEXES

Motion was made by Joe Covey and seconded by Karl Nail to table Item 6 to the next regular meeting. Board polled: Karl Nail, yes; Joe Covey, yes; Mike Fullerton, yes; Jimmy Gurley, yes; Gene Reid, yes. Motion carried.

ITEM 7: MONTHLY TREASURER'S REPORT

Jeanie Skeen presented her monthly Treasurer's report.

ITEM 8: INTERIM GENERAL MANAGER'S COMMENTS

Kevin Self reported the water department is working on the Wyndemere waterlines. The contractor is working on the bores in Newcastle Acres. Complaints have been received regarding a chlorine smell in city water. Testing was performed in multiple areas of the City and chlorine levels are well below ODEQ requirements. The smell possibly was caused by an ammonia pump going out at the water plant because when ammonia is not mixed with chloramines at proper levels it can cause a chlorine smell. The issues have been corrected.

ITEM 9: TRUSTEES' COMMENTS

None

ITEM 10: ADJOURNMENT

Motion was made by Mike Fullerton and seconded by Joe Covey to adjourn. The motion unanimously passed and the meeting was adjourned at 6:15 p.m.

Except for motions, the minutes only constitute an outline of discussion made by the Council/NPWA and legal advice by the City Attorney.

Chair

Vice Chair

Trustee

Trustee

Trustee

**MINUTES OF A MEETING OF
THE NEWCASTLE CITY COUNCIL**

DATE: August 13, 2018
TIME: 6:00 P.M.
PLACE: NEWCASTLE MULTI-PURPOSE CENTER
705 NW 10TH STREET

ITEM 1: CALL TO ORDER/ROLL CALL

Gene Reid called the meeting to order at 6:16 p.m.

PRESENT: Mayor Gene Reid
Vice Mayor Joe Covey
Council Member Mike Fullerton
Council Member Jimmy Gurley
Council Member Karl Nail

ABSENT: None

OTHERS PRESENT: Kevin Self, Interim City Manager; Jeanie Skeen, City Treasurer; Camille Dowers, City Clerk; Dinah Alizadeh, Executive Administrative Assistant; Todd Kennemer, Community Development Director; Ted Haxel, City Attorney; Gordon Harness, Planning Commission Chair; Kenny Sullivan, P.E., City Engineer

ITEM 2: DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF THE AGENDA

Motion was made by Joe Covey and seconded by Mike Fullerton to approve the agenda. Council polled: Joe Covey, yes; Mike Fullerton, yes; Jimmy Gurley, yes; Karl Nail, yes; Gene Reid, yes. Motion carried.

ITEM 3: CITIZENS' COMMENTS

Larry Ritter, 777 NW 34th St., appeared and thanked the City for hauling away the tree that was cut down by volunteers at the Senior Citizens center.

ITEM 4: CONSENT AGENDA

- A. Minutes: July 9, 2018
July 24, 2018**
- B. Claims**
- C. Transfer of Funds**
- D. Appropriation of Funds**
- E. Budget Amendments**
- F. Claims in excess of \$25,000.00**
- G. Approval of Interlocal Agreement with Newcastle Public Schools**
- H. Approval of School Resource Officer Mutual Cooperation Agreement**

Motion was made by Karl Nail and seconded by Mike Fullerton to approve the consent agenda. Council polled: Mike Fullerton, yes; Jimmy Gurley, yes; Karl Nail, yes; Joe Covey, yes; Gene Reid, yes. Motion carried.

ITEM 5: DISCUSSION AND POSSIBLE ACTION TO DECLARE CERTAIN BUILDINGS AS DILAPIDATED AND AUTHORIZATION TO PROCEED WITH ABATEMENT PROCEDURES, PROPERTY LOCATION: 3991 N. MERIDIAN, NEWCASTLE, OKLAHOMA

Todd Kennemer reported that notices have been sent to the property owners regarding this property which is a barn that is caving in. Kyle Pruitt of Ada, Oklahoma, son of the property owner Shirley Pruitt appeared, stating that his father Charles Pruitt was deceased. His brother-in-law has spoken to Todd Kennemer in response to notices received. He stated equipment and resources are in place to remove and dispose of the building and its contents, and asked for two months to clean out and tear down the building. He said the property is fenced. Todd Kennemer recommended four weeks to a month. Gene Reid asked whether support could be given to give the property owners until the end of September. Motion was made by Joe Covey and seconded by Mike Fullerton to approve the declaration of the property as dilapidated and give the property owners not later than the end of September to have the property totally removed. Council polled: Jimmy Gurley, yes; Karl Nail, yes; Joe Covey, yes; Mike Fullerton, yes; Gene Reid, yes. Motion carried.

ITEM 6: DISCUSSION AND POSSIBLE ACTION ON PLANNING COMMISSION RECOMMENDATIONS:

A. PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON PLANNING COMMISSION RECOMMENDATION REGARDING PLANNING COMMISSION RECOMMENDATION TO DENY APPLICATION FOR REZONING FROM A (AGRICULTURE) TO E-2 (URBAN ESTATE RESIDENTIAL) FOR MARCIA ERWIN LOCATED IN THE NW/4 SE/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: 2105 S. DUNNING DRIVE (R2018-007)

Gordon Harness and Todd Kennemer presented the recommendation of the Planning Commission to deny the rezoning application in order to provide consistency with the surrounding A (Agriculture) zoning districts. Objections to the rezoning of the subject property were presented at Planning Commission. Motion was made by Gene Reid and seconded by Mike Fullerton to approve the recommendation of the Planning Commission and deny the rezoning request. Council polled: Karl Nail, no; Joe Covey, no; Mike Fullerton, no; Jimmy Gurley, abstain; Gene Reid, abstain. Motion failed.

After further discussion, motion was made by Joe Covey and seconded by Mike Fullerton to table Item 6(A) to the next regular meeting. Council polled: Joe Covey, yes; Mike Fullerton, yes; Jimmy Gurley, yes; Karl Nail, yes; Gene Reid, yes. Motion carried.

B. PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ON APPLICATION FOR USE PERMITTED ON REVIEW FOR A CONDITIONAL USE PERMIT FOR WILLIAM T. AND SARAH OSBORN, TIMOTHY L. AND TINA L. OSBORN/NATIVE EXPLORATION OPERATING, LLC FOR THE USE OF AN OIL & GAS WELL LOCATION TO BE LOCATED IN GOVERNMENT LOTS 1, 2, 3, 4, 5, AND SE/4 NE/4 SE/4 NW/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 WEST, I.M, MCCLAIN COUNTY, OKLAHOMA. PROPERTY LOCATION: FROM HWY 37 E-W AT GRADY/MCCLAIN LINE, GO 2 MILES N TO THE NW CORNER OF S30, T10N R4W

**NEWCASTLE, OKLAHOMA (UPOR 2018-009 PLUME 25-36-1005)—
continued from 7/30/2018 Planning Commission Meeting**

Motion was made by Joe Covey and seconded by Mike Fullerton to table Item 6(B) to the next regular meeting. Council polled: Mike Fullerton, yes; Jimmy Gurley, yes; Karl Nail, yes; Joe Covey, yes; Gene Reid, yes. Motion carried.

**C. DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF FINAL
PLAT OF BLUE RIDGE ESTATES, PHASE I**

Todd Kennemer presented the recommendation of the Planning Commission for approval. The statutory section line easement is outside of Phase I and will be addressed when Phase II is presented. David Box, attorney for the applicant appeared. Joe Covey requested a cracked headwall be repaired. The drainage easement that was removed should not be made by separate instrument after approval of the Final Plat. Gordon Harness commented that no drainage problem was created by the removal of the drainage easement. Motion was made by Joe Covey and seconded by Karl Nail to approve Item 6(C) on condition the headwall repair is made by the developer. Council polled: Jimmy Gurley, yes; Karl Nail, yes; Joe Covey, yes; Mike Fullerton, yes; Gene Reid, yes. Motion carried.

**ITEM 7: DISCUSSION AND POSSIBLE ACTION ON UPDATING OIL AND GAS
ORDINANCE**

Kevin Self presented a list of recommendations of staff for revisions to Ordinance No. 814 adopted on June 11, 2018. Appearances were made by attorney Todd Woolery and Fonda Manwell on behalf of EOG. Motion was made by Mike Fullerton and seconded by Karl Nail to approve the recommendations of staff numbered 1-12, as amended, with Ted Haxel to present an Ordinance amending Ordinance No. 814, accordingly, at the next regular meeting. Council polled: Karl Nail, yes; Joe Covey, yes; Mike Fullerton, yes; Jimmy Gurley, yes; Gene Reid, yes. Motion carried.

Gene Reid called a 5 minute recess.

**ITEM 8: DISCUSSION AND POSSIBLE ACTION REGARDING CITY INPUT TO
REPRESENTATIVE BOBBY CLEVELAND'S INTERIM STUDY ON THE
IMPACT OF DRILLING OPERATIONS ON MUNICIPALITIES**

Discussion was held regarding issues of oil and gas sound, safety and traffic regarding drilling and production to be presented at the interim study. No action was taken.

**ITEM 9: DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF LETTER OF
SUPPORT FOR THE NATIONAL COALITION AGAINST BIGGER TRUCKS**

Kevin Self stated a letter of support has been requested to be sent to Sen. James Inhofe, Sen. James Lankford and Rep. Tom Cole. Sample letters were presented and the consensus of the Council was to approve sending the letters of support. No action was taken.

ITEM 10: INTERIM CITY MANAGER'S COMMENTS

Kevin Self reported the Street Department has completed two asphalt overlay projects. Also, Kenny Sullivan has information on the engineering for Eunice Street with a proposal to be brought to the Council. LPAC is doing well and has met with all departments with a proposed CIP plan to be presented to the Council for approval in November or December.

ITEM 11: COUNCIL MEMBERS' COMMENTS

Mike Fullerton commented on dilapidated buildings processes currently in progress.

ITEM 12: A. DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO AN EXECUTIVE SESSION AS PERMITTED UNDER 25 O.S. SECTION 307(B)(2) DISCUSSING NEGOTIATIONS CONCERNING EMPLOYEES AND REPRESENTATIVES OF EMPLOYEE GROUPS (IAFF LOCAL #3910)

No action was taken.

B. DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO AN EXECUTIVE SESSION AS PERMITTED UNDER 25 O.S. 307 (B)(1) DISCUSSING THE EMPLOYMENT, HIRING, APPOINTMENT, PROMOTION, DEMOTION, DISCIPLINING OR RESIGNATION OF ANY INDIVIDUAL SALARIED PUBLIC OFFICER OR EMPLOYEE (CITY MANAGER POSITION)

At 9:52 p.m. motion was made by Joe Covey and seconded by Mike Fullerton to enter into executive session to include the City Attorney and members of the City Council.

At 10:30 p.m. motion was made by Joe Covey and seconded by Mike Fullerton to exit executive session and reconvene the open meeting of the Newcastle City Council. Council polled: Joe Covey, yes; Mike Fullerton, yes; Jimmy Gurley, yes; Karl Nail, yes; Gene Reid, yes. Motion carried.

C. DISCUSSION AND POSSIBLE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION

No action was taken.

ITEM 13: ADJOURNMENT

Motion was made by Joe Covey and seconded by Mike Fullerton to adjourn the meeting of the City Council. The motion passed unanimously and the meeting was adjourned at 10:33 p.m.

Except for motions, the minutes only constitute an outline of discussion made by the Council/NPWA and legal advice by the City Attorney.

Mayor

Vice Mayor

Council Member

Council Member

Council Member