



MINUTES

Notice is hereby given of a regular meeting to be held at the Municipal Court House, 300 N. Main Street, Blanchard, Oklahoma, in accordance with the Oklahoma Open Meeting Act for the purpose of discussion, consideration and possible action, including, but not limited to, the approval, denial, amendment, revision or conditional approval, in whole or in part of the following Agenda items.

**BLANCHARD CITY COUNCIL
REGULAR MEETING
TUESDAY, 22 FEBRUARY 2022
6:00 P.M.**

This Agenda was posted in prominent public view on the City's website at www.cityofblanchard.us and the City Hall Bulletin Board on or before 5:00 p.m., Friday, the 18th day of February, 2022, in accordance with the Oklahoma Open Meeting Act.

Diana Daniels

City Clerk

A. MEETING CONVENED

1. CALL TO ORDER *by Mayor @ 6:04 p.m.*
2. INVOCATION *given by Ben Whitt.*
3. PLEDGE OF ALLEGIANCE *led by Joe Davis.*
4. ROLL CALL: *Joe Davis ~ Present*
Michael Scalf ~ Present
Albert Ryans ~ Present
Chuck Kemper ~ Present
Eddie Odle ~ Present
5. DETERMINATION OF QUORUM: *5 ~ Present; 0 ~ Absent*

STAFF PRESENT: *Diana Daniels, City Clerk*
Kenny Sullivan, City Attorney
Daniel Ofsthun, Finance Director
Emily Pehrson, Public Works Director
Ryan Conner, City Planner
Chris Wittenbach, Parks Director
David L. Perryman, City Attorney
Robert L. Floyd, City Manager

MEDIA: *Tony Strickland, The Blanchard News*

B. BUSINESS AGENDA

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

1. ORDINANCE.

A motion to adopt an Ordinance of the City of Blanchard, Oklahoma, granting to American Electric Power/Public Service Company of Oklahoma (AEP/PSO) a non-exclusive franchise to build, equip, maintain, extend, own and operate a system for the manufacture, transmission, distribution, sale and control of electricity and information distribution in and to the City and the public generally, subject to approval by the qualified electors of the City of Blanchard, Oklahoma; providing for severability; declaring repealer; and declaring an emergency (voted on separately).

Tim Hushbeck of PSO addressed the Council regarding the proposed Ordinance, Special Election, and Non-Exclusive Franchise

Agreement.

**MOTION BY Councilman Davis and SECOND BY Vice Mayor Scalf ...
to adopt Ordinance No. 750, as presented.**

MOTION CARRIED:

5 AYES: **Davis; Scalf; Ryans; Kemper; Odle**
0 NAYS: **None**
0 ABSENT: **None**

2. EMERGENCY CLAUSE.

A motion, whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law [requires 4 out of 5 votes for passage].

**MOTION BY Vice Mayor Scalf and SECOND BY Councilman Ryans ...
to adopt Emergency Clause for Ordinance No. 750.**

MOTION CARRIED:

5 AYES: **Davis; Scalf; Ryans; Kemper; Odle**
0 NAYS: **None**
0 ABSENT: **None**

3. RESOLUTION.

A motion adopting Resolution No. 2022-03 authorizing the Mayor of the City of Blanchard to proclaim a Special Election to be held on June 28, 2022 to submit the foregoing Ordinance for approval or disapproval by the qualified electors of the City of Blanchard, Oklahoma.

**MOTION BY Councilman Kemper and SECOND BY Councilman Ryans
... to adopt Resolution No. 2202-03, as presented.**

MOTION CARRIED:

5 AYES: **Davis; Scalf; Ryans; Kemper; Odle**
0 NAYS: **None**
0 ABSENT: **None**

4. SPECIAL ELECTION PROCLAMATION & NOTICE.

A motion approving of the form of the Special Election Proclamation and Notice to be issued by the Mayor immediately after the Adoption of the foregoing Ordinance, Emergency Provision and Resolution.

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Kemper ... to approve Special Election Proclamation and Notice of Election, as presented.

MOTION CARRIED:

5 AYES: *Davis; Scalf; Ryans; Kemper; Odle*

0 NAYS: *None*

0 ABSENT: *None*

5. ORDINANCE.

A motion to adopt an Ordinance of the City of Blanchard, Oklahoma, adopting a replacement of the Official Zoning Map for the City of Blanchard, Oklahoma; declaring a Repealer; providing for Severability; and declaring an Emergency voted on separately.

City Planner addressed the Council regarding the proposed Ordinance.

MOTION BY Councilman Davis and SECOND BY Vice Mayor Scalf ... to adopt Ordinance No. 751, as presented.

MOTION CARRIED:

5 AYES: *Davis; Scalf; Ryans; Kemper; Odle*

0 NAYS: *None*

0 ABSENT: *None*

6. EMERGENCY CLAUSE.

A motion, whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law [requires 4 out of 5 votes for passage].

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Davis ... to adopt Emergency Clause for Ordinance No. 751.

MOTION CARRIED:

5 AYES: *Davis; Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

7. ORDINANCE.

A motion to adopt an Ordinance of the City of Blanchard, Oklahoma, amending the Subdivision Regulations at Section 22-322 of Article 3 of Chapter 22 of the Blanchard Municipal Code regarding subdivision and surety bonds relating to required improvements; declaring a Repealer; providing for Severability; and declaring an Emergency voted on separately.

City Planner addressed the Council regarding the proposed Ordinance.

MOTION BY Councilman Davis and SECOND BY Councilman Ryans ... to adopt Ordinance No. 752, as presented.

MOTION CARRIED:

5 AYES: *Davis; Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

8. EMERGENCY CLAUSE.

A motion, whereas, it being immediately necessary for the preservation of the public health, peace and safety of the City of Blanchard and the inhabitants thereof, an emergency is hereby declared to exist, by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law [requires 4 out of 5 votes for passage].

MOTION BY Councilman Ryans and SECOND BY Councilman Kemper ... to adopt Emergency Clause for Ordinance No. 752.

MOTION CARRIED:

5 AYES: *Davis; Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

9. RESOLUTION.

A motion approving Resolution No. 2022-___ approving the installation of “Children at Play” sign on North Jackson in the vicinity of NE 9th Street, as requested by homeowner.

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Davis ... to take No Action as requested by homeowner until later, if needed.

MOTION CARRIED:

5 AYES: ***Davis; Scalf; Ryans; Kemper; Odle***
0 NAYS: ***None***
0 ABSENT: ***None***

10. RESOLUTION.

A motion approving Resolution No. 2022-___ amending Resolution No. 2013-18, as amended, pertaining to a policy permitting annual special events to be held on city streets within the municipal limits of Blanchard, as desired.

MOTION BY Councilman Davis ... to leave the fourteen (14) events, as is.

Died for a Lack of a Second.

MOTION BY Councilman Ryans and SECOND BY Vice Mayor Scalf ... to leave the Resolution, as is, but authorize City Manager to talk with Chamber of paying.

MOTION CARRIED:

4 AYES: ***Scalf; Ryans; Kemper; Odle***
1 NAYS: ***Davis***
0 ABSENT: ***None***

11. RESOLUTION.

A motion approving Resolution No. 2022-___ nominating and appointing Jeff Lister, 1600 Maple Drive, Blanchard, to a new 4-year term beginning July 1, 2022, to serve on the Board of Trustees of the Blanchard Economic Trust Authority.

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Ryans ... to adopt Resolution No. 2022-05, as presented.

MOTION CARRIED:

5 AYES: *Davis, Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

12. PRESCRIPTIVE ROADS.

A request by Sandra Benilli for the discussion, consideration and take appropriate action, if desired, regarding prescriptive roads located within the SE4 of Section 31-T9N-R4W of the Indian Meridian, McClain County, State of Oklahoma (N of 70th and W of OK-76).

City Attorney discussed Prescriptive Roads and Private Roads.

MOTION BY Councilman Davis and SECOND BY Councilman Ryans ... to table to the next meeting (March 22, 2022) as requested by Ms. Benilli.

MOTION CARRIED:

5 AYES: *Davis, Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

13. RETHREAD.

A request by Deanna McNeill of ReThread Consignment for the discussion, consideration and take appropriate action, if desired, to allow the flexibility to add Sundays to the Special Event Permit (sidewalk sale) approved on December 14, 2021.

MOTION BY Councilman Kemper and SECOND BY Councilman Ryans ... to approve the request by Ms. McNeill to add Sundays to her Special Event Permit.

MOTION CARRIED:

5 AYES: *Davis, Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

14. POLICE CAR BIDS.

Discussion, consideration and take appropriate action, if desired, regarding the Police Department's request to purchase and finance three (3) police interceptor vehicles in the total purchase price of \$110,654.

MOTION BY Councilman Ryans and SECOND BY Vice Mayor Scalf ... to authorize the lease-purchase of three (3) Police Vehicles from JW Auto Sales for being the lowest and best bidder; and authorize the City Manager to see financial quotes from local banks.

MOTION CARRIED:

5 AYES: Davis, Scalf; Ryans; Kemper; Odle
0 NAYS: None
0 ABSENT: None

15. ROAD IMPROVEMENTS.

Discussion, consideration and take appropriate action, if desired, regarding road and street improvements not limited to, the financing of said improvements, engineering and design of said improvements such as intersection improvements at Morgan Avenue and 10th Street NW, drainage, easement, striping, etc.

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Kemper ... to table item until May.

MOTION CARRIED:

5 AYES: Davis, Scalf; Ryans; Kemper; Odle
0 NAYS: None
0 ABSENT: None

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Ryans ... to add paint striping to center on section line road plans.

MOTION CARRIED:

5 AYES: Davis, Scalf; Ryans; Kemper; Odle
0 NAYS: None
0 ABSENT: None

16. STREET STRIPING.

A request by Vice Mayor Scalf for the discussion, consideration and take appropriate action, if desired, options for striping of streets in various locations of Blanchard.

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Kemper ... to authorize the City Manager to seek bids for restriping various locations in Blanchard.

MOTION CARRIED:

5 AYES: *Davis, Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

ADDENDUM:

17. RESOLUTION.

Discussion, consideration and take appropriate action, including, but not limited to, approval, denial, amendment, revision or conditional approval, in whole or in part of approving a Resolution of the City of Blanchard, Oklahoma (the "City") approving the incurrence of indebtedness by The Blanchard Municipal Improvement Authority (the "Authority") issuing its Sales Tax Revenue Note, Series 2022 (the "Note"); providing that the organizational document creating the Authority is subject to the provisions of the Note Indenture, authorizing the issuance of said Note; waiving competitive bidding with respect to the sale of said Note and approving the proceedings of the Authority pertaining to the sale of said Note; approving and authorizing a Sales Tax Agreement by and between the City and the Authority pertaining to the year-to-year pledge of certain sales and use tax revenue; and containing other provisions relating thereto. (*Street Financing*)

Rick Smith of Municipal Finance Services and Allan Brooks of Public Finance Law presented to the City Council options regarding the issuance of the BMIA's Sales Tax Revenue Note, Series 2022.

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Davis ... to adopt Resolution No. 2022-06 with a 15-year term.

MOTION CARRIED:

5 AYES: *Davis, Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

18. RESOLUTION.

Discussion, consideration and take appropriate action, including, but not limited to, approval, denial, amendment, revision or conditional approval, in whole or in part of approving a Resolution of the City of Blanchard, Oklahoma (the "City") approving the incurrence of indebtedness by The Blanchard Municipal Improvement Authority (the "Authority") issuing its Utility System and Sales Tax Revenue Note, Series 2022 (the "Note"); providing that the organizational

document creating the Authority is subject to the provisions of the Indenture authorizing the issuance of said Note; waiving competitive bidding with respect to the sale of said Note and approving the proceedings of the Authority pertaining to the sale of said Note; ratifying and confirming an Amended Lease Agreement and Operation and Maintenance Contract by and between the City and the Authority; approving and authorizing execution of a Sales Tax Agreement by and between the Authority and the City pertaining to a year-to-year pledge of certain sales tax revenue; and containing other provisions relating thereto. (*Refunding of 2014 Bonds*)

Rick Smith of Municipal Finance Services and Allan Brooks of Public Finance Law presented to the City Council options regarding the refunding of the 2014A Bonds.

MOTION BY Councilman Ryans and SECOND BY Councilman Kemper ... to adopt Resolution No. 2022-07.

MOTION CARRIED:

5 AYES: Davis, Scalf; Ryans; Kemper; Odle
0 NAYS: None
0 ABSENT: None

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 members, that item(s) will be heard in regular order:

1. ***APPROVAL*** of regular meeting minutes of 25 January 2022.
2. ***ACKNOWLEDGE*** payment of FYE2022 Claims and Expenditures in the total amount of \$112,502.84.
3. ***ACKNOWLEDGE*** payment of December 17, 2021 thru February 11, 2022 Payrolls in the total amount of \$316,130.90.
4. ***ACKNOWLEDGE*** the Transfer of the February 2022 Sales Tax as per Budget.
5. ***ACCEPTANCE*** of donations for Animal Control.
6. ***ACCEPTANCE*** of December 2021 Financial Report.
7. ***ACCEPTANCE*** of January 2022 Financial Report.

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Davis ... to approve Consent Agenda, as presented.

MOTION CARRIED:

5 AYES: *Davis, Scalf; Ryans; Kemper; Odle*
0 NAYS: *None*
0 ABSENT: *None*

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-AGENDA 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. Councilman Davis asked about placque for Tracey Reyes.*
- 2. Vice Mayor Scalf mentioned City needs to start lease-purchasing equipment such as a Gradall for drainage improvements.*

Recessed Open Meeting @ 7:36 p.m. to go into BMIA.

Reconvened Open Meeting @ 8:51 p.m.

Recessed Open Meeting @ 9:08 p.m.

Reconvened Open Meeting @ 9:23 p.m.

G. EXECUTIVE SESSION

This item is listed to provide an opportunity for the city council to discuss the following items in Executive Session. Any action taken by

the City Council on the below matter(s) will be in Open Session at the conclusion of the Executive Session with a public vote thereon.

1. **MOTION** to go into Executive Session to discuss ONLY the following item(s):
 - a. the expenditure of public funds for purposes 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 to locate within the Blanchard 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 25 O.S. §307(C)(10)].
 - b. Discussing the purchase or appraisal of real property [pursuant to Title 25 O.S. §307(B)(3)].

MOTION BY Vice Mayor Scalf and SECOND BY Councilman Davis ... to go into Executive Session at 9:23 p.m.

MOTION CARRIED:

5 AYES: Davis, Scalf; Ryans; Kemper; Odle
0 NAYS: None
0 ABSENT: None

2. **RECONVENE** in Open Session @ **9:39 p.m.**
3. **MOTION** to take appropriate action regarding Agenda Item G-1(a) and G-1(b).

No Action Taken. ONLY items discussed in Executive Session were those items appearing on the Agenda.

H. FURTHER INFORMATION


1. **REPORTS** ~ Sales/Use Tax.
2. **REPORTS** ~ 2022 Attendance.
3. **REPORTS** ~ Departmental.

I. ADJOURNMENT

Called @ 9:39 p.m.

ATTEST:




Mayor


City Clerk