

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
MAY 2, 2016 7:00 P.M.

The members of the Coweta City Council met in regular session on Monday, May 2, 2016, at 7:00 p.m. in the Coweta City Hall, 310 South Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Robert Morton, Billy Embrey, Evette Morris, Steve Sinclair, Steve Garman.

COUNCILMEMBERS ABSENT: None.

STAFF PRESENT: Steve Whitlock, David Weatherford, Brittany Long, Jeffrey Beltran, Doug Black, Rob Werley, Greg Collins, Paula Emmons, Ron Peterson, Jim Loller.

- I. The meeting was called to order by Mayor Morton.
- II. Pledge of Allegiance given.
- III. Roll call taken. Councilmembers present and absent as shown above.
- IV. GENERAL CITY COUNCIL COMMENTS

There were no City Council comments.

V. CONSENT

Motion by Billy Embrey, second by Steve Garman, to approve consent calendar items:

1. Minutes of the Coweta City Council/Coweta Public Works Authority/Coweta Industrial Development Authority special meeting held on April 1, 2016.
2. April 2016 payroll figures for the General Fund in the amount of \$246,233.55 and \$408.80 for the Self-Insurance Fund.
3. Authorized the Mayor to sign a contract with Ki Bois Community Action, in the amount of \$50,000.00, for the provision of transportation services within the City of Coweta, Oklahoma.
4. Mike Nunneley and Mary Rupp as the City of Coweta's selection to serve on the Oklahoma Municipal Assurance Group (OMAG) Board of Trustees.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

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VI. OLD BUSINESS

Mayor Morton opened the public hearing for the FY 2016-2017 Capital/Operating Budgets for all funds and called for public comments. After no comments were received, he closed the public hearing.

Consideration was given to a motion authorizing the Mayor to sign Resolution No. 2016-01, a resolution of the City of Coweta, Oklahoma, adopting the budget for the General Fund, Street and Alley Fund, Cemetery Fund, Library Fund, Rural Fire Fund, Self Insurance Fund, E-911 Fund, Sinking Fund and Capital Improvement Fund for the fiscal year beginning July 1, 2016, and ending June 30, 2017, and providing for the investment of said funds.

Motion by Billy Embrey, second by Steve Sinclair, to authorize the Mayor to sign Resolution No. 2016-01, a resolution of the City of Coweta, Oklahoma, adopting the budget for the General Fund, Street and Alley Fund, Cemetery Fund, Library Fund, Rural Fire Fund, Self Insurance Fund, E-911 Fund, Sinking Fund and Capital Improvement Fund for the fiscal year beginning July 1, 2016, and ending June 30, 2017, and providing for the investment of said funds.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

Discussion was held regarding possible action on the award of the 2016 Water System Improvement Project (16402 CDBG 15). City Manager Steve Whitlock recommended selecting Cook Consulting with the alternate bid totaling \$181,912.00 for directional boring. Councilmember Steve Sinclair asked about the price due to receiving a grant of \$150,000.00 with the City of Coweta previously approved leverage match of \$150,000.00. City Manager Steve Whitlock advised Council that our matching percentage will be lower, which will result in decreased expenditures.

Motion by Steve Garman, second by Robert Morton, to (1) award the 2016 Water System Improvement Project to Cook Consulting, the lowest and best bidder, in the amount of \$181,912.00, (2) authorize the City Manager to execute a contract and all other appropriate documents with the selected vendor, (3) authorize the City Manager to issue a Notice to Proceed once the contract has been properly executed and all insurance and bonds are secured, and (4) authorize payment.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

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Discussion held regarding possible action on a request, from Ralph and Rosie Byerlee (applicant), appealing the Coweta Planning Commission's recommendation of denial of CZ 16-02, an application to change the zoning of property located at 10435 South State Highway 51, Coweta, Oklahoma, known as Sunrise Mobile Park, from RMH (Residential Manufactured Home) to RMHP (Residential Manufactured Home Park). Community Development Director Greg Collins informed Council that the zoning change was denied by a 3-1 vote by the Planning Commission due to non-conforming septic systems and unsatisfied area requirements for a RMHP-zoned lot.

Ralph Byerlee was present and stated that he was confused as to why he has to follow Ordinance 593 which was passed in 2004, when he was not annexed until 2012. Councilmember Steve Garman asked if a new trailer is brought in, would the septic be inspected again. Community Development Director Greg Collins stated that only basic inspections looking for proper connection. Councilmember Billy Embrey asked if a new connection would require notification to the Department of Environmental Quality (DEQ). Collins stated only the connection would be reported but not the entire septic system. Garman asked if there is an inspection for manufactured homes. Collins replied that it is required that they obtain a mover's permit and inspections of the water line and septic line connections and the way it is set in place. Councilmember Evette Morris inquired if one manufactured home leaves then nothing can be put in its place. Collins affirmed that once a home is moved off the property then another cannot be placed due to the old zoning of RMH (Residential Manufactured Home). Mayor Robert Morton asked if there are any RMHP (Residential Manufactured Home Park) zoned areas in town. Collins replied that there are not any current RMHP zoned properties in the City of Coweta.

Motion by Robert Morton, second by Billy Embrey, to deny the application to change the zoning of property located at 10435 South State Highway 51, Coweta, Oklahoma, known as Sunrise Mobile Park, from RMH (Residential Manufactured Home) to RMHP (Residential Manufactured Home Park).

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

Consideration was given to a motion authorizing the Mayor to sign Ordinance No. 771, an ordinance amending the Code of Ordinance of the City of Coweta, Wagoner County, Oklahoma, more specifically amending Part 9, Licensing and Business Regulations, Chapter 2, Sections 9-201 to 9-206, Itinerant Vendors, repealing all ordinances to the contrary, and declaring an emergency.

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Dixie Olson and Amanda Mafemi was present as the owners of Dixie's Café located at 127 South Broadway. They expressed concerns with the current policy of having to subject her staff to a background check to operate their food truck, in which they have lost 6 events to participate in. Currently to operate a restaurant, a background check is not required of all their staff and no other communities require a background check for food truck vendors.

Motion by Evette Morris, second by Billy Embrey, to authorize the Mayor to sign Ordinance No. 771, an ordinance amending the Code of Ordinance of the City of Coweta, Wagoner County, Oklahoma, more specifically amending Part 9, Licensing and Business Regulations, Chapter 2, Sections 9-201 to 9-206, Itinerant Vendors, repealing all ordinances to the contrary, and declaring an emergency.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

Consideration was given to a motion declaring an emergency, on Ordinance No. 771, making it effective immediately.

Motion by Billy Embrey, second by Evette Morris declaring an emergency, on Ordinance No. 771, making it effective immediately upon publication.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

Discussion held regarding possible action on a request, from Express RX, for conditional approval of a Minor Subdivision (lot split) of property located at 12085 South State Highway 51, Coweta, Oklahoma (CLS 16-06). Community Development Director Greg Collins stated that the variance/modification requested is in regards to the pavement width requirement, the curb and gutter requirement, the 11-foot side and rear easement requirement between the two lots, and the public area and open space dedication.

Motion by Steve Garman, second by Robert Morton, to approve the request from Express RX, for conditional approval of a Minor Subdivision (lot split) of property located at 12085 South State Highway 51, Coweta, Oklahoma (CLS 16-06).

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Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

Vice-Mayor Billy Embrey left the meeting at 8:02 p.m. due to a conflict of interest.

Discussion held regarding possible action on a request from RCB Bank for a variance/modification from the Coweta Subdivision Regulations (including Section 1.15.3.B and Section 5.7) which would allow the issuance of a building permit, prior to all infrastructure in the subdivision being accepted by the City of Coweta.

Motion by Robert Morton, second by Steve Sinclair, to approve the request from RCB Bank for a variance/modification from the Coweta Subdivision Regulations (including Section 1.15.3.B and Section 5.7) which would allow the issuance of a building permit, prior to all infrastructure in the subdivision being accepted by the City of Coweta.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Robert Morton

Vice-Mayor Embrey rejoined the meeting at 8:12 p.m.

VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

Mayor Morton adjourned the meeting at 8:12 p.m.



  
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Robert Morton, Mayor

  
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Brittany Long, City Clerk

MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY REGULAR MEETING  
MAY 2, 2016 7:00 P.M.

The Trustees of the Coweta Public Works Authority met in regular session on Monday, May 2, 2016 at 7:00 p.m. in the Coweta City Hall, 310 South Broadway, Coweta, Oklahoma.

TRUSTEES PRESENT: Robert Morton, Billy Embrey, Evette Morris, Steve Sinclair, Steve Garman.

TRUSTEES ABSENT: None.

STAFF PRESENT: Steve Whitlock, David Weatherford, Brittany Long, Jeffrey Beltran, Doug Black, Rob Werley, Greg Collins, Paula Emmons, Ron Peterson, Jim Loller.

I. CALL TO ORDER

The meeting was called to order by Chairman Morton.

II. ROLL CALL

Trustees present and absent as shown above.

III. CONSENT

Motion by Steve Garman, second by Robert Morton, to approve consent calendar items:

1. Minutes of the Coweta City Council/Coweta Public Works Authority/Coweta Industrial Development Authority special meeting held on April 1, 2016.
2. April 2016 payroll figures for the Coweta Public Works Authority in the amount of \$94,492.77 and the Ambulance Fund in the amount of \$53,206.07.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

IV. OLD BUSINESS

Chairman Morton opened the public hearing for the FY 2016-2017 Capital/Operating Budgets for all funds and called for public comments. After no comments were received, he closed the public hearing.

Minutes of the Coweta Public Works Authority Regular Meeting held on May 2, 2016

Consideration was given regarding a motion authorizing the Chairman to sign Resolution No. 2016-02, a resolution of the Coweta Public Works Authority and the Coweta Industrial Development Authority, Coweta, Oklahoma, adopting the budget for the Public Works Authority Fund, the Ambulance Fund and for the Coweta Industrial Development Authority for the Fiscal Year Beginning July 1, 2016, and Ending June 30, 2017, and providing for the investment of said funds.

Motion by Billy Embrey, second by Evette Morris, to authorize the Chairman to sign Resolution No. 2016-02, a resolution of the Coweta Public Works Authority and the Coweta Industrial Development Authority, Coweta, Oklahoma, adopting the budget for the Public Works Authority Fund, the Ambulance Fund and for the Coweta Industrial Development Authority for the Fiscal Year Beginning July 1, 2016, and Ending June 30, 2017, and providing for the investment of said funds.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

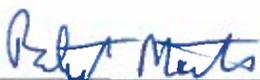
VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

Chairman Morton adjourned the meeting at 8:13 p.m.



  
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Robert Morton, Chairman

  
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Brittany Long, Trust Secretary

MINUTES OF THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY REGULAR MEETING  
MAY 2, 2016 7:00 P.M.

The Trustees of the Coweta Industrial Development Authority met in regular session on Monday, May 2, 2016, at 7:00 p.m. in the Coweta City Hall, 310 South Broadway, Coweta, Oklahoma.

TRUSTEES PRESENT: Robert Morton, Billy Embrey, Evette Morris, Steve Sinclair, Steve Garman

TRUSTEES ABSENT: None.

STAFF PRESENT: Steve Whitlock, David Weatherford, Brittany Long, Jeffrey Beltran, Doug Black, Rob Werley, Greg Collins, Paula Emmons, Ron Peterson, Jim Loller.

I. CALL TO ORDER

The meeting was called to order by Chairman Robert Morton.

II. ROLL CALL

Trustees present and absent as shown above.

III. CONSENT

Motion by Steve Garman, second by Steve Sinclair, to approve consent calendar items:

1. Minutes of the Coweta City Council/Coweta Public Works Authority/Coweta Industrial Development Authority special meeting held on April 1, 2016.
2. Payment to the Oklahoma Corporation Commission, for the fuel tank registration fee on the downtown Yocham building, which is owned by the Coweta Industrial Development Authority.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

VI. OLD BUSINESS

Chairman Morton opened the public hearing for the FY 2016-2017 Capital/Operating Budgets for all funds and called for public comments. After no comments were received, he closed the public hearing.

Minutes of the Coweta Industrial Development Authority Regular Meeting on May 2, 2016

Consideration was given regarding a motion authorizing the Chairman to sign Resolution No. 2016-02, a resolution of the Coweta Public Works Authority and the Coweta Industrial Development Authority, Coweta, Oklahoma, adopting the budget for the Public Works Authority Fund, the Ambulance Fund and for the Coweta Industrial Development Authority for the Fiscal Year Beginning July 1, 2016, and Ending June 30, 2017, and providing for the investment of said funds.

Motion by Billy Embrey, second by Evette Morris, to authorize the Chairman to sign Resolution No. 2016-02, a resolution of the Coweta Public Works Authority and the Coweta Industrial Development Authority, Coweta, Oklahoma, adopting the budget for the Public Works Authority Fund, the Ambulance Fund and for the Coweta Industrial Development Authority for the Fiscal Year Beginning July 1, 2016, and Ending June 30, 2017, and providing for the investment of said funds.

Aye: Steve Garman  
Steve Sinclair  
Evette Morris  
Billy Embrey  
Robert Morton

VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

Chairman Morton adjourned the meeting at 8:16 p.m.



  
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Robert Morton, Chairman

  
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Billy Embrey, Secretary