

**MINUTES OF REGULARLY SCHEDULED MEETING
SLAUGHTERVILLE TOWN BOARD OF TRUSTEES
MARCH 16, 2010**

1. CALL TO ORDER WITH SALUTE TO THE FLAG OF THE UNITED STATES

Mayor Bobby Cleveland called the meeting of the Town of Slaughtererville Board of Trustees to order and led in the salute to the flag of the United States at 7:00 p.m. on March 16, 2010. The meeting was held at the Slaughtererville Town Hall at 10701 US Highway 77 and was conducted pursuant to the State Open Meeting Law with due and proper notice provided. Notice of the meeting was given by posting the agenda on March 12, 2010.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

JERRY GARRETT	Absent
JOHNNELL JONES	Present
JESSICA WOODROW	Absent
BOBBY CLEVELAND	Present
JAMES RICO	Present

A quorum was established. Also present were Town Attorney Chae Pichot, Town Administrator/Clerk Marsha Blair, Treasurer Carol Lance, Fire Chief Paul Long, Dana Rico, Brian Walters, Helen Merchant, John Bing, Mike Hall, Randy Jones and Brook Bullock.

3. CONSIDERATION AND ACTION OF THE CONSENT AGENDA

ALL MATTERS UNDER CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. ANY ITEM MAY BE TAKEN OFF THE CONSENT AGENDA AND HEARD IN REGULAR ORDER AT THE REQUEST OF ANY BOARD MEMBER.

- A. APPROVAL OF CLAIMS**
- B. APPROVAL OF FINANCIAL REPORTS**
- C. APPROVAL OF THE MINUTES FOR 02-16-10 REGULAR MEETING**

A motion was made by Mrs. Jones and seconded by Mr. Rico to approve the consent agenda.

AYES: Jones, Cleveland, Rico

NAYS: None

4. HEARING OF DELEGATIONS OR CITIZENS

There were none.

5. DISCUSSION AND/OR ACTION CONCERNING RESOLUTION 021610 A RESOLUTION IN RECOGNITION AND APPRECIATION OF IDEAL HOMES, EXTREME MAKEOVER HOME EDITION, AND VOLUNTEERS FOR BUILDING A HOME FOR A FAMILY IN SLAUGHTERVILLE

A motion was made by Mrs. Jones and seconded by Mr. Rico to approve Resolution 021610.

AYES: Jones, Cleveland, Rico

NAYS: None

6. **DISCUSSION AND/OR ACTION CONCERNING RESOLUTION 031610 A RESOLUTION OF THE TOWN BOARD OF TRUSTEES DECLARING MAY 2010 AS MOTORCYCLE SAFETY AWARENESS MONTH**

A motion was made by Mr. Rico and seconded by Mrs. Jones to approve Resolution 031610.

AYES: Jones, Cleveland, Rico

NAYS: None

7. **PRESENTATION OF RESOLUTION 031610 TO SOUTH CENTRAL ABATE (A BROTHERHOOD AIMED TOWARD EDUCATION) OF OKLAHOMA**

Mr. Cleveland presented RESOLUTION 031610 A RESOLUTION OF THE TOWN BOARD OF TRUSTEES DECLARING MAY 2010 AS MOTORCYCLE SAFETY AWARENESS MONTH to Brook Bullock, State Secretary of A Brotherhood Aimed Toward Education of Oklahoma and Randy Jones, Vice President of South Central ABATE of Oklahoma.

8. **DISCUSSION AND/OR ACTION CONCERNING RESOLUTION 031710 A RESOLUTION IN RECOGNITION AND APPRECIATION OF CLEVELAND COUNTY DISTRICT 3, COMMISSIONER RUSTY SULLIVAN AND THE EMPLOYEES OF DISTRICT 3 FOR THEIR PROMPT AND EFFECTIVE WORK TO BLADE AND CLEAR THE ROADS DURING THE SNOW AND ICE STORMS**

A motion was made by Mrs. Jones and seconded by Mr. Rico to approve Resolution 031710.

AYES: Jones, Cleveland, Rico

NAYS: None

9. **REPORT FROM THE PLANNING AND ZONING COMMISSION:**

A. **ORDINANCE 72 - SIGN ORDINANCE** - The Planning and Zoning Commission have been working on revision to the Sign Ordinance for approximately 6 months. The Commission recommends approval of the draft ordinance being presented on agenda item 13.

B. **REPORT AND RECOMMENDATION CONCERNING AN APPLICATION SUBMITTED BY HEATHER BUMGARNER FOR A PROPOSED ZONING CHANGE** - The Planning and Zoning Commission held a public hearing on March 9 and prepared the following report:

PLANNING AND ZONING COMMISSION REPORT

Consideration of any application should be directly in line with the Town's Comprehensive Plan as well as a review of the Town's Zoning Map.

1. Applicant's Name: Heather Bumgarner
2. Date of Hearing: 03/09/2010
3. Purpose of hearing or meeting: change IN-1 zoning to R-1
4. Have the notifications and publication requirements been met? Yes

Please consider the affect the proposed request will have on the following:

- a. The character of the neighborhood: Agricultural/Residential
- b. The surrounding property: Agricultural/Residential
- c. Traffic conditions: Corner lot, some traffic
- d. Other matters pertaining to the general welfare of the citizens: N/A

5. What type of utilities / sewage disposal systems are being used or needed? There are already existing sewage systems on the property that can be used on 3 acres
Is there an effect on the surrounding property owners? No
6. Are there any other matters pertaining to the general welfare of the Town, the citizens, or the neighborhood in general? N/A
7. Do you want to make this contingent upon the happening of any event? Contingencies which the Planning and Zoning Commission deems appropriate for approval of the application, if any: No
8. Approval recommended

Signed by: Helen Merchant, Board Member / Commissioner

The Commission recommended the Board approve the rezoning to R-1 or allow the applicant to withdraw the request.

- C. CONCERNS EXPRESSED OVER THE USE AND DEVELOPMENT OF UNINCORPORATED POCKETS OF PROPERTY SURROUNDED BY TOWN INCORPORATED PROPERTY AND THE IMPACT ON THE TOWN AND PROPERTY VALUES** - Commissioners are concerned about the unincorporated property located at 120th and Maguire Road. The unincorporated property is receiving Town services such as lower insurance rates, fire protection and benefits of the Zoning Ordinance without contributing to the cost of providing the services.

- 10. PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY HEATHER BUMGARNER FOR A PROPOSED ZONING CHANGE FOR A TRACT OF LAND FROM PLANNED INSTITUTIONAL DEVELOPMENT DISTRICT (IN-1) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PURPOSE OF THE REZONING IS TO ALLOW FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF 120TH STREET AND ETOWAH ROAD IN SLAUGHTERVILLE, OKLAHOMA. LEGAL DESCRIPTION: PART OF THE NW/4 OF SECTION 25, T8N, R1W OF THE 1.M., CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHT (8) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 389.07 FEET; THENCE EAST 385.30 FEET TO A POINT 385 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE NORTH 385 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.**

The public hearing was opened. A written statement was presented from the owner and potential buyer to withdraw their application. Realtor Mike Hall stated that Ms. Bumgarner was unable to obtain financing and withdrew her request to rezone. A new potential buyer may choose to request a rezone at a later date.

- 11. DISCUSSION AND/OR ACTION CONCERNING THE APPLICATION SUBMITTED BY HEATHER BUMGARNER FOR A PROPOSED ZONING CHANGE FOR A TRACT OF LAND FROM PLANNED INSTITUTIONAL DEVELOPMENT DISTRICT (IN-1) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PURPOSE OF THE REZONING IS TO ALLOW FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. (LOCATION AND LEGAL DESCRIPTION AS LISTED IN ITEM 10.)**

No action taken.

- 12. DISCUSSION AND/OR ACTION CONCERNING ORDINANCE NO. 85 - AN ORDINANCE OF THE TOWN OF SLAUGHTERVILLE, CLEVELAND COUNTY,**

OKLAHOMA, CHANGING THE USE OF THE LAND DESCRIBED HEREIN FROM PLANNED INSTITUTIONAL DEVELOPMENT DISTRICT (IN-1) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) AND AMENDING THE ZONING MAP TO REFLECT THE CHANGES

No action taken.

- 13. DISCUSSION AND/OR ACTION CONCERNING ORDINANCE NO. 72 - AN ORDINANCE REPLACING ORDINANCE NO. 72 OF THE CODE OF ORDINANCES OF THE TOWN OF SLAUGHTERVILLE, CLEVELAND COUNTY, OKLAHOMA.**

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA;

THE BOARD OF TRUSTEES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA HEREBY DELETES ALL OF ORDINANCE NO. 72 "SIGN ORDINANCE" OF THE CODE OF ORDINANCES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA AND REPLACES SAME IN ITS ENTIRETY BY ENACTING AND ADOPTING THE FOLLOWING ORDINANCE, TO WIT:

AN ORDINANCE OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA, ADOPTING SIGN REGULATIONS CONCERNING THE USE OF LAND FOR THE ERECTION, PLACEMENT, DISPLAY AND MAINTENANCE OF SIGNS AND OUTDOOR ADVERTISING MEDIA; TO INCREASE SAFETY AND ENCOURAGE SOUND SIGN PRACTICES; TO DECREASE THE OBJECTIONAL EFFECTS OF COMPETITIVE SIGNAGE; TO CONSERVE BUILDING VALUES AND RESIDENTIAL VALUES; AND TO ENCOURAGE THE MOST APPROPRIATE USE OF LAND.

Board members reviewed Ordinance 72. There was discussion about a few changes to the draft with a final version to be presented to the Board at next month's meeting.

A motion was made by Mr. Rico and seconded by Mrs. Jones to table Item 13.

AYES: Jones, Cleveland, Rico

NAYS: None

- 14. DISCUSSION AND/OR ACTION CONCERNING ANNEXATION OF UNINCORPORATED POCKETS OF PROPERTY SURROUNDED BY TOWN INCORPORATED PROPERTY**

Discussion concerning unincorporated property receiving Town services such as lower insurance rates, fire protection and benefits of the Zoning Ordinance without contributing to the cost of providing the services. Concerns were expressed about development of the land and the impact it will have on property values.

A motion was made by Mrs. Jones and seconded by Mr. Rico to pursue annexation of property located at 120th and Maguire Road and 108th and Duffy Road.

AYES: Jones, Cleveland, Rico

NAYS: None

- 15. DISCUSSION AND/OR ACTION CONCERNING HIRING AN AUDITOR TO CONDUCT THE FY 2009-2010 AUDIT**

There was discussion concerning estimates received by the Town from potential auditors. Becky Fleming, CPA was recommended to conduct the audit.

A motion was made by Mr. Cleveland and seconded by Mrs. Jones to direct the Town Attorney to address concerns of issues in the engagement letter from Becky Fleming.

AYES: Jones, Cleveland, Rico

NAYS: None

16. DISCUSSION AND/OR ACTION CONCERNING UPDATING THE EMPLOYEE'S SCHEDULE

A motion was made by Mrs. Jones and seconded by Mr. Rico to update the employee's schedule to include the following: The Code Enforcement Administrator (Terry Johnson) will be scheduled Wednesday through Friday seven (7) hours per day for Holiday, Jury Duty and Paid Leave purposes. This schedule may be temporarily adjusted by the Town Administrator.

17. DISCUSSION AND/OR ACTION CONCERNING POLICIES AND PROCEDURES RELATED TO PROFESSIONAL THIRD PARTY SERVICE PROVIDERS

Board members discussed a draft of policies and procedures related to professional third party service providers. Suggestions were made for changes to the draft which is to be revised and presented at the next meeting.

No action taken.

18. DISCUSSION AND/OR ACTION CONCERNING THE TREASURER'S POSITION

There was discussion concerning resignation by Treasurer Carol Lance which is to be effective upon her moving out of Slaughterville when her family purchases a new home in Noble. There was discussion about the need to find someone who would be interested to fill the position when it is open.

No action taken

19. DISCUSSION AND/OR ACTION CONCERNING APPROVAL OF CODE ENFORCEMENT ADMINISTRATOR TERRY JOHNSON ATTENDING THE OKLAHOMA CODE ENFORCEMENT ASSOCIATION BASIC CODE CLASS MARCH 24-26 AT MOORE-NORMAN TECHNOLOGY CENTER (INFORMATION: REGISTRATION \$150 PLUS MILEAGE)

A motion was by Mrs. Jones and seconded by Mr. Rico to approve Code Enforcement Administrator Terry Johnson to attend the Basic Code Class March 24-26 at Moore-Norman Technology Center.

AYES: Jones, Cleveland, Rico

NAYS: None

20. DISCUSSION AND/OR ACTION CONCERNING APPROVAL OF THE TOWN ADMINISTRATOR/FLOODPLAIN ADMINISTRATOR ATTENDING THE ASSOCIATION OF STATE FLOODPLAIN MANAGERS (ASFPM) CONFERENCE ON MAY 16-21 IN OKLAHOMA CITY (INFORMATION: THE REGISTRATION FEE IS \$365 MINUS A SCHOLARSHIP OF \$265, LEAVING \$100 REGISTRATION COST PLUS MILEAGE)

A motion was made by Mrs. Jones and seconded by Mr. Rico to approve Town Administrator/Floodplain Administrator Marsha Blair to attend the State Floodplain Managers conference May 16-21 in Oklahoma City.

AYES: Jones, Cleveland, Rico

NAYS: None

21. REPORT ON ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS MEETING BY BOBBY CLEVELAND

Mr. Cleveland reported:

- Bill 1782 is currently before the House prohibiting text messaging from cell phones while driving.
- Some 911 funding is being held in the Senate.
- Statistics were given on the number of 911 calls made from cell phones: 82% of the 911 calls from Nichols Hills were made from cell phones and 63% of the 911 calls from the ACOG region were made from cell phones.

22. REPORT ON BUILDING PERMITS AND CODE COMPLIANCE

Building permits: 1 - Used Double Wide Manufactured Home with an estimated value of \$12,000

Dollar General Store: met with DEQ, general contractor, Sharp drilling and Town. We exchanged information about the reasons for the change of location for the water well. The conclusion was that it would work as well where it was moved to but to take note that it had been moved for future platting.

Manufactured Home Parks:

Douglas MHP - Inspection to turn the electric on was passed. The interior remodeling could continue. The manufactured home had been in place for some time.

New building permits in progress:

Two new building permits are in progress. One will include a use permitted on review involving moving a manufactured home in to live in while the existing frame home is remodeled. The other is a manufactured home going in on 91st Street, but neither has gotten past the planning stages.

Dog complaints:

The dog complaints have been primarily in Mocella Estates and on 91st Street. Complaints involve dogs harassing other dogs while chained or citizens at mail boxes and bus stops, trespassing on neighbor's property, turning over trash cans and basically running at large.

Ideas to better deal with dog problems:

A visible presence in the problem areas, requiring landlords to provide ways to contain outside animals if they are allowed in the lease, and requiring tagging of animals by pet owners

Several inspections to establish/re-establish electrical power

Noted violations and follow up:

1. Property is in very trashy condition - now in cleanup. 117th (Sooner MHP)
2. Trash problem and full burn barrels at 84th and Maguire Road

Ongoing issues:

Dog complaints, too many stored vehicles, dilapidated structures

23. REPORT ON FIRE DEPARTMENT RUNS AND GRANT PROGRESS UPDATE BY CHIEF PAUL LONG

Chief Long gave the following report:

- There were 10 runs since the last meeting: 4-structures, 1-rekindle, 1-grass, 4-service/control burns, mutual aid was received 3 times

- Waiting on the Fire Act Grant
- Working on trucks

24. ADMINISTRATOR’S REPORT BY MARSHA BLAIR:

- A. **2010 CENSUS** – Everyone is encouraged to fill out and return their census forms. Job opportunities are available with the Census Bureau. Literature is available at the Town Hall.
- B. **OIL & GAS INSPECTION FOLLOW UP** – Arvine is waiting for roads to dry up to start work. Lario #1 is now compliant and meets code.
- C. **RISK MANAGEMENT ASSESSMENT** – Oklahoma Municipal Assurance Group conducted the risk management assessment and the Town received very good rating. Workplace violence policy & training are needed. Employee and Firefighter’s vehicle liability insurance verification is now being required.
- D. **COMMUNITY CLEANUP AND RECYCLING EVENT – APRIL 17, 9:00 A.M. TO 2:00 P.M.** – The event was announced and participation is encouraged. Donors for T-Shirt costs were requested.
- E. **STATE TRASH-OFF ON APRIL 17** – Trash bags are available and participation is encouraged.
- F. **FIREFIIGHTERS WOMEN'S AUXILIARY GARAGE SALE – APRIL 17, 8:00 A.M. TO 2:00 P.M.** – The event was announced and participation is encouraged.
- G. **FEDERAL EMERGENCY MANAGEMENT ASSOCIATION DISASTER ASSISTANCE PROGRAM WORKSHOP** – information was learned about when to request assistance and what types of assistance is available through FEMA.
- H. **OKLAHOMA FLOODPLAIN MANAGERS ASSOCIATION SPRING TRAINING** – Training was attended.
- I. **OKLAHOMA ONE-CALL SYSTEM AND CALL OKIE – 811 TRAINING** – Training was attended by appropriate staff and firefighters.
- J. **PIPELINE TRAINING** – Training is available on May 19 at Purcell starting 6:30 and includes dinner.
- K. **WEBSITE UPDATED WITH CONTROL BURN GUIDELINES** – Information has been added to the website as requested by the Board.
- L. **911 MARKER PROJECT UPDATE** – The first part of the sign order has been received. Staff is working with OKIE to mark underground utility lines. White line marks have been done on 60th Street.
- M. **WELCOME TO SLAUGHTERVILLE SIGNS** – Have been ordered and should be in soon.

25. EXECUTIVE SESSION TO FOR THE PURPOSE OF DISCUSSING THE PURCHASE OR APPRAISAL OF REAL PROPERTY CONCERNING OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, PURSUANT TO TITLE 25 O.S. SECTION 307.B (3)

A motion was made by Mrs. Jones and seconded by Mr. Rico to go in to executive session at 9:10 p.m.

AYES: Jones, Cleveland, Rico
 NAYS: None

Board members went into executive session to discuss the purchase or appraisal of real property concerning Oklahoma Department of Transportation right-of-way.

26. EXECUTIVE SESSION FOR THE PURPOSE OF CONFIDENTIAL COMMUNICATIONS BETWEEN A PUBLIC BODY AND ITS ATTORNEY CONCERNING A PENDING INVESTIGATION, CLAIM, OR ACTION IF THE PUBLIC BODY WITH THE ADVICE OF ITS ATTORNEY, DETERMINES THAT

DISCLOSURE WILL SERIOUSLY IMPAIR THE ABILITY OF THE PUBLIC BODY TO PROCESS THE CLAIM OR CONDUCT A PENDING INVESTIGATION, LITIGATION OR PROCEEDING IN THE PUBLIC INTEREST CONCERNING MICHAEL DOUGLAS PURSUANT TO TITLE 25 SECTION 307, B-4 OF THE OKLAHOMA STATE STATUTES

Board members went into executive session to discuss confidential communications between a public body and its attorney concerning a pending investigation, claim, or action because public body with the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceed in the public interest concerning Michael Douglas.

A motion was made by Mrs. Jones and seconded by Mr. Rico to go back in to regular session at 9:25 p.m.

AYES: Jones, Cleveland, Rico
NAYS: None

27. DISCUSSION AND/OR ACTION CONCERNING AN OFFER FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION TO PURCHASE PROPERTY FROM THE TOWN OF SLAUGHTERVILLE FOR RIGHT-OF-WAY PURPOSES IN THE NAME OF THE STATE OF OKLAHOMA

A motion was made by Mr. Rico and seconded by Mrs. Jones to table Item 27 until next month.

AYES: Jones, Cleveland, Rico
NAYS: None

28. DISCUSSION AND/OR ACTION CONCERNING LEGAL ACTION AGAINST MICHAEL DOUGLAS

A motion was made by Mr. Rico and seconded by Mrs. Jones to pursue in small claims court.

AYES: Jones, Cleveland, Rico
NAYS: None

29. REMARKS AND INQUIRES BY BOARD MEMBERS

Mr. Rico inquired as to the Town Treasurer's duties.

30. ADJOURNMENT

A motion was made by Mrs. Jones and seconded by Mr. Rico to adjourn.

AYES: Jones, Cleveland, Rico
NAYS: None

CLERK (ATTEST)

MAYOR