

**MINUTES OF REGULARLY SCHEDULED MEETING
SLAUGHTERVILLE TOWN BOARD OF TRUSTEES
DECEMBER 20, 2011**

1. CALL TO ORDER

Mayor Bobby Cleveland called the meeting of the Town of Slaughtererville Board of Trustees to order at 7:00 p.m. on December 20, 2011. 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 December 16, 2011.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

JERRY GARRETT	PRESENT
BOBBY CLEVELAND	PRESENT
JAMES RICO	ABSENT
LARRY IOVAN	PRESENT
CURTIS BAKER	PRESENT

A quorum was established. Also present were Town Attorney Cindee Pichot, Town Administrator/Clerk Marsha Blair, Code Enforcement Administrator Terry Johnson, Town Treasurer Denise Dicksion, Fire Chief Paul Long, Assistant Chief Jimmy Blair, Joyce Smith, Eureta Smith, Joanie Campbell, Ed Purdy, Josh Harris, Jim Delany, Jack and Peggy Rains, David Thompson, Dewayne Tolson, Chris Tolson, T. J. Blair, and Charlie Keeling.

3. DISCUSSION AND/OR ACTION CONCERNING APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES HELD ON NOVEMBER 15, 2011

A motion was made by Mr. Iovan and seconded by Mr. Baker to approve the minutes for the regular meeting of the Board of Trustees held on November 15, 2011.

AYES: GARRETT, CLEVELAND, IOVAN, BAKER

NAYS: NONE

4. ACKNOWLEDGEMENT AND DISCUSSION OF THE FINANCIAL REPORTS

Board members acknowledged the financial reports. Mr. Iovan asked to have a six month annual review of the budget on the next agenda.

Mayor Cleveland asked to move item 16 to this point on the agenda.

16. HEARING OF DELEGATIONS OR CITIZENS

Eureta Smith stated she lives at 10631 120th and asked that something be done about cleaning up the old Shobert property at the northwest corner of 120th and Slaughtererville Road. She said the old building is falling down and there are a lot of cats on the property. She trapped 23 wild cats last year and 8 this year. Ms. Smith asked the town assist in cleaning up the property.

Mr. Cleveland asked what could be done. Ms. Pichot explained the abatement process for dilapidated structures. Mr. Johnson explained that notices have been sent to the owner of the property. The old building was boarded and secured at one time. Since then the building has continued to deteriorate. Mr. Cleveland asked the matter to be placed on next month's agenda.

5. REPORT AND RECOMMENDATION FROM PLANNING AND ZONING COMMISSION CONCERNING AN APPLICATION SUBMITTED BY JACK RAINS FOR A PROPOSED USE PERMITTED ON REVIEW FOR A LAWN MOWER AND SMALL ENGINE REPAIR BUSINESS AS A HOME BASED BUSINESS

The following report was given from the Planning and Zoning Commission:

Consideration was given to the application as it related to the Town's Comprehensive Plan as well as the Town's Zoning Map.

1. Applicant's Name: Jack Rains
2. Date of Hearing: 12-13-2011
3. Purpose of hearing or meeting: Use Permitted on Review
4. Have the notifications and publication requirements been met? Yes

Consideration of 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: No Adverse Effects
5. What type of utilities / sewage disposal systems are being used or needed? Is there an effect on the surrounding property owners? None Needed / No
6. Are there any other matters pertaining to the general welfare of the Town, the citizens, or the neighborhood in general? No
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: None
8. Recommend Approval

Signed by: Gary Marr, Chairman of the Planning and Zoning Commission

6. PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY JACK D. RAINS FOR A PROPOSED USE PERMITTED ON REVIEW FOR A LAWN MOWER AND SMALL ENGINE REPAIR/HOME BASED BUSINESS ON A TRACT OF LAND IN A AGRICULTURAL/RESIDENTIAL DISTRICT HIGHER DENSITY (AREA A). THE PROPERTY IS LOCATED AT 8370 BRYANT ROAD IN SLAUGHTERVILLE, OKLAHOMA. LEGAL DESCRIPTION: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST; THENCE WEST 495.50 FEET; THENCE SOUTH 00°14' 42" WEST A DISTANCE OF 219.50 FEET; THENCE EAST A DISTANCE OF 495.42 FEET; THENCE NORTH 00°16'00" EAST A DISTANCE OF 219.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.5 ACRES MORE OR LESS. THE PURPOSE OF THE APPLICATION IS TO ALLOW FOR USE OF A LAWN MOWER AND SMALL ENGINE REPAIR BUSINESS AS A HOME BASED BUSINESS

The public hearing was opened.

Mrs. Blair showed an aerial map of the property, pointing out the location of the Rains' existing shop building where they propose to do the small engine repair business. She explained that Mr. Rains said he did not plan to sell equipment.

Chief Long spoke concerning the need for a fire extinguisher in the shop.

Mr. Iovan asked about the disposal of any hazardous waste such as oil or fuel. Mr. Rains explained he would dispose of waste in a proper way. He plans to work on lawn mowers, chain saws,

trimmers, generators, and any other type of small gas powered engines. If the business ever outgrew the existing shop, he would relocate to a commercial area.

Signs were discussed. Mr. Rains acknowledged the sign ordinance and would comply with it.

The Public Hearing was closed.

7. DISCUSSION AND/OR ACTION ON CONCERNING THE APPLICATION SUBMITTED BY JACK D. RAINS FOR A PROPOSED USE PERMITTED ON REVIEW FOR A LAWN MOWER & SMALL ENGINE REPAIR BUSINESS AS A HOME BASED BUSINESS ON A TRACT OF LAND IN A AGRICULTURAL/RESIDENTIAL DISTRICT HIGHER DENSITY (AREA A). THE PROPERTY IS LOCATED AT 8370 BRYANT ROAD IN SLAUGHTERVILLE, OKLAHOMA (LEGAL DESCRIPTION AS LISTED IN ITEM 6)

A motion was made by Mr. Garrett and seconded by Mr. Iovan to approve application submitted by Jack D. Rains for a proposed Use Permitted On Review for a lawn mower & small engine repair business as a home based business on a tract of land in a Agricultural/Residential District Higher Density (Area A). The property is located at 8370 Bryant Road in Slaughterville, Oklahoma.

AYES: GARRETT, CLEVELAND, IOVAN, BAKER

NAYS: NONE

8. DISCUSSION AND/OR ACTION ON THE APPROVAL OF THE SCHEDULE OF REGULAR MEETINGS OF THE BOARD OF TRUSTEES AND HOLIDAYS FOR CALENDAR YEAR 2012

A motion was made by Mr. Iovan and seconded by Mr. Baker to approve the schedule of regular meetings of the Board of Trustees and Holidays for Calendar Year 2012.

AYES: GARRETT, CLEVELAND, IOVAN, BAKER

NAYS: NONE

9. DISCUSSION AND/OR ACTION CONCERNING PURCHASE OF A TANKER TRUCK FOR THE FIRE DEPARTMENT

Chief Long stated that he has been checking availability of trucks and the various vehicles available. He estimated that the total cost would be approximately \$200,000.

Mr. Iovan inquired about availability of funds to purchase a tanker truck and provided a sheet listing long term replacement goals for equipment.

A motion was made by Mr. Cleveland and seconded by Mr. Iovan to start the process to purchase a fire truck and to look for the advantageous ways to finance and/or pay for the truck.

AYES: GARRETT, CLEVELAND, IOVAN, BAKER

NAYS: NONE

10. DISCUSSION AND/OR ACTION CONCERNING CEDAR TREE ABATEMENT

Mr. Iovan stated he was concerned about the problem with cedar trees and wanted to discuss the possibility of formulating an ordinance for cedar tree abatement. Ms. Pichot explained that Slaughterville is a statutory town, and as such, we are governed by the Oklahoma statutes. At this time, there is not an Oklahoma statute that allows for the removal of cedar trees. There may be other concerns regarding going onto private citizen's property for abatement of cedar trees; especially if the citizen does not desire the removal of the trees. While the town is certainly

welcome to abate cedar trees on their own property it becomes more problematic when the request is made to go onto citizen's property.

11. DISCUSSION AND/OR ACTION CONCERNING USE OF PROPERTY FOR ADULT ENTERTAINMENT, BARS AND ABORTION CLINICS

Mr. Iovan expressed concern about a past issue concerning a beer bar that was a legal use upon review within certain zoning areas. He said if uses of property such as bars, adult entertainment, and abortion clinics are harmful to our citizens and the uses represent something that the majority of the citizenry do not want, then the ordinance should be changed not to allow for such uses.

Ms. Pichot explained that the town cannot legally prohibit such uses. The town can designate where the uses will occur and the zoning associated with the use itself, but the town cannot absolutely prohibit the uses.

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

Mr. Cleveland reported that he checked into the 911 for his recent house fire. The call went through efficiently and the Fire Department arrived within 7 minutes after receiving the call. The 911 system worked well for his emergency.

13. REPORT ON ZONING COMPLIANCE PERMITS AND CODE COMPLIANCE BY CODE ENFORCEMENT ADMINISTRATOR TERRY JOHNSON

The following report was presented:

Zoning compliance Permits for November 2011 - 8 New Zoning Compliance Permits for the month of November

Zoning compliance permits finalized - 1 finalized

Total number of Conditional Zoning compliance permits on file - 47 up from 39

Progress on zoning compliance permits over the last month – 8 new permits

Dilapidated manufactured homes - 3 of the 4 manufactured homes previously being demolished and 3 more are in the process of being demolished- total of 6 or 7

Dog problems throughout the Town – There were very few complaints about dogs in the last month. One location has become a problem area for feral cats. Mr. Johnson checked out the problem concerning the cat issue that was reported under Hearing of Delegations and citizens in item 16. He is has had contact with the property owner.

Total number of active code case files - 43 down from 49 (6 cases resolved)

Progress on code cases over the last month - 3 more dilapidated MHs are being demolished and some code cases resolved

Objectives and concerns - There are still some areas that need to be mowed or brush hogged and we need to get some more brush piles burned.

Mr. Cleveland asked if the Fire Department could use a 4 wheeler. He said the county got one from the Forestry Service.

14. REPORT ON FIRE DEPARTMENT BY CHIEF PAUL LONG

Chief Long reported the following information:

There were 15 fire runs since the last meeting: 3 grass, 2 vehicle, 5 structure, and 5 service calls. Mutual aid was given 4 times and received 1 time with a total of 217 fire runs so far this year.

Chief Long reported:

- It was a busy month for structures fires
- 2011 fire act grants started being announced
- The Fire Department Annual Christmas Dinner was good
- The bridge at 12200 Banner Road is being replaced and may take up to 80 days
- Another bridge at 15000 Banner Road also being replaced

Mr. Cleveland thanked the firefighters for helping with his house fire.

15. ADMINISTRATOR’S REPORT

Mrs. Blair reported that Mayor Cleveland and she attended the Greater Oklahoma City Chamber Luncheon in Edmond. Governor Fallin spoke on economic development in the region and the State.

Mrs. Blair will be out of the office Wednesday December 21st –Monday, December 26th for time off with her family. She wished the Board Members a Merry Christmas.

16. HEARING OF DELEGATIONS OR CITIZENS

This item was moved after item 4 earlier in the agenda.

17. REMARKS AND INQUIRIES BY BOARD MEMBERS OR STAFF

Mr. Cleveland remarked that Governor Fallin reported Oklahoma’s per capita unemployment rate is 5.9 which is one of the lowest in the nation. He also commented about the Governor’s involvement in setting burn bans.

Chief Long and David Thompson explained that the Governor gets her information from the Forestry Service concerning burn bans. Counties may have additional rules.

Mr. Cleveland remarked that he attended the monthly Mayor’s Conference held prior to the ACOG meeting. There was discussion by the mayors about retail business growth.

Mr. Iovan expressed a need for an official capital replacement program for the benefit of the Treasurer so that she will know when to free up money from investments for capital expenditures. He asked that an item be placed on the next agenda to update the Capital improvement Plan.

Ms. Pichot introduced her new husband Charlie Keeling.

18. ADJOURN

A motion was made by Mr. Garrett and seconded by Mr. Baker to adjourn.

AYES: GARRETT, CLEVELAND, IOVAN, BAKER

NAYS: NONE

Bobby Cleveland

MAYOR

Marsha Blair

CLERK (ATTEST)