

MINUTES
TOWN OF SLAUGHTERVILLE
BOARD OF TRUSTEES
Regular Meeting
August 19, 2025

1. CALL TO ORDER

Mayor Easom called the meeting of the Town of Slaughtererville Board of Trustees to order at 7:00 p.m. on August 19, 2025. 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 an agenda on August 18, 2025

2. ROLL CALL AND DECLARATION OF A QUORUM BEING PRESENT

LEAH GRADY	PRESENT
BRAD LUBY	PRESENT
STEVE EASOM	PRESENT
HERB ROUSEY	PRESENT
KATHY SNELLBAKER	PRESENT

A quorum was established. Also present were Town Administrator Carol Lance, Town Treasurer Chris Edwards, Town Attorney Bryce Kennedy and Town Clerk Linda Butts.

3. PLEDGE OF ALLEGIANCE AND INVOCATION

The mayor led the Pledge of Allegiance. Trustee Luby gave the invocation.

4. ADMINISTER OATH OF OFFICE TO STAFF AND NEWLY APPOINTED OFFICIAL

Mayor Steve Easom administered the Oath of Office to Linda Butts Town Clerk, Karie Killgore Administrative Assistant and Franki Anglin Permit/Code Compliance Specialist.

5. CITIZEN COMMENTS

Anyone who has an item of business to present to the Slaughtererville Board of Trustees is requested to sign in prior to the meeting and will be called upon to speak by the mayor or presiding officer. Those addressing the Trustees are to come to the podium to speak. Presentations are limited to three (3)

minutes. Remarks should be made to the Board of Trustees as a whole. All citizen comments must directly pertain to an agenda item, if no such item appears on the agenda, it cannot be discussed.

Comments were made by the following citizens:

Robin Jones - agenda packet, and agenda item 9 e.

Susan Swopes - agenda item 9e.

Madeline Luby - agenda item 9j

Franki Anglin - agenda item 9f

Ron Strobaugh - agenda item 9f

6. CONSENT AGENDA

All items listed under the consent agenda are deemed to be non-controversial and routine in nature by the governing body. Items will be approved by one motion of the governing body. Items listed will not be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request it be removed from the Consent Agenda and placed in its proper order on the regular agenda for consideration.

a) Approval of minutes from August 11, 2025 special meeting.

b) Approval of the July 2025 financial reports.

c) Approval of Purchase Order #252606 in the amount of \$15,915.53 Redline Fire.

Project: Cleveland County Justice Authority (CCJA) public safety sales tax grant funded toward command vehicle lights updates and graphics per estimates.

d) Approval of Purchase Order #252067 in the amount of \$34,609.62 to Redline Fire.

Project: CCJA public safety sales tax grant funded toward miscellaneous equipment per estimate.

e) Approval of Purchase Order #252068 in the amount of \$207,654.18 to Lowe

Construction for second payout for park playground. ARPA grant funded.

f) Approval of Fiscal Year 2025 Audit Engagement Letter with

Ober & Littlefield, CPA's, PLLC.

Motion by Leah Grady and seconded by Kathy Snellbaker to approve the Consent Agenda.

YEA: GRADY, LUBY, EASOM, ROUSEY, SNELLBAKER

NAY: NONE

7. ITEMS REMOVED FROM CONSENT AGENDA

Any items pulled from the consent agenda will be discussed and consider action to amend, deny, or approve.

There were none.

8. REPORTS

This section is intended for the listed organization(s), staff and Town Administrator to report and make announcements concerning municipal or community matters.

a) Report from Cleveland County Sheriff's Office.

Master Sargent Ryan Green report they received 278 calls in July. He asks that everyone remain on the phone when calling 911. People also can text 911 for those unable to speak at that time. Reminds everyone that the Cleveland County Fair will be happening Sept 4-7th.

b) Report from the Fire Department.

- Chief Tolson reported a total of 55 runs for the month of July.
- The department participated in water rescue training.
- The building at Station 2 is expected to be completed in the next month and a half.

c) Report from the Planning and Development Department.

Ms. Lance stated that there were no permits and no complaints.

d) Report from the Town Administrator.

- Special thanks to all those who have been volunteering to help through the transition. Two new staff members starting will be starting August 26, 2025.
- We received the Operational grant in the amount of \$10,174.00
- Geoff Evans with Planning Design Group has been holding bi-weekly park update meetings.

9. DISCUSSION AND/OR ACTION ITEMS

a) Discussion and /or action to approve or deny awarding the bid contract to the highest and best bidder for the 2006 Chevrolet Silverado as advertised. (The Town of Slaughterville reserves the right to reject all bids.)

Two bids were submitted. One for \$1000 and one for \$8003.

Motion was made by Steve Easom and seconded by Brad Luby to accept the \$8003 bid.

YEA: GRADY, LUBY, EASOM, ROUSEY, SNELLBAKER

NAY: NONE

b) Update by Geoff Evans, project manager for the playground.

Geoff Evans reported the following:

- All structures have been installed.
- They should be asphaltting the drive this week.
- The additional fencing and walkway will be addressed at another time. Pricing for these has been submitted.
- Concerns to be addressed is the drainage of the proposed sidewalk.

c) Discussion and/or action to approve alternate bid(s) change orders and fence at the park playground and appropriate money for such expenditure and designate fund or account.

Due to receiving additional funds from the county towards the park, discussion of considering alternate bids and the need for a matching fence was held.

Motion was made by Kathy Snellbaker and seconded by Herb Rousey to move forward with alternate #4, alternate #5 and the additional fencing.

YEA: EASOM, GRADY, LUBY, ROUSEY, SNELLBAKER

NAY: NONE

d) Discussion and/or action to approve the lot split submitted for property located at 12757 Bryant Road in Slaughterville, Oklahoma, Section 13, T7N, R1W, Cleveland County, Oklahoma for William and Cary Twijnstra. (Information: Planning & Zoning Commission recommends approval of the lot split.)

Motion was made by Brad Luby and seconded by Steve Easom to approve the lot split located at 12757 Bryant Road.

YEA: EASOM, GRADY, LUBY, ROUSEY, SNELLBAKER

NAY: NONE

e) Discussion and/or action to approve the Use and structure Permitted on Review for Jerry and Susan Swopes to allow a guest house on property located at 10901 Swopes Lane in Slaughterville, Oklahoma, Section 2-7N-R1W. (Information: Planning and Zoning commission recommends approval of the Use and Structure Permitted on Review.)

Motion was made by Steve Easom and seconded by Brad Luby to approve the structure Permit for Jerry and Susan Swopes.

YEA: EASOM, GRADY, LUBY, ROUSEY, SNELLBAKER

NAY: NONE

- f) Discussion and/or action to approve/deny Ordinance 2025-03 amending Part 4, Section 4-106 of the Slaughtererville Municipal Code 2024, by the addition of a new subsection H, providing that the animal zoning requirements provided by Section 4-106 will not apply to any lawfully granted specific use authorized pursuant to section 13-113.3 (Specific Use List) provided proper and adequate conditions are imposed by the governing body upon the specific use to protect the public health, safety and welfare of the residents of the town, providing for the amendment of Part 13, Article 1, Section 13-113.3 by the addition of the specific use of “Animal Sanctuary”, providing for repealer; savings; codification; severability; declaring an emergency. *(Information: Planning & Zoning Commission made recommendation to deny the amendment.)***

The Planning & Zoning Commission’s recommendation to deny the amendment was discussed. The amendment would not fix the issue of non- compliance.

Attorney Bryce Kennedy recommended that a re-zone to agriculture may be a better option.

Motion was made by Brad Luby and seconded by Herb Rousey to accept the denial recommendation of the Planning and Zoning Commission and uphold the date requirement of October 1, 2025 while directing to apply for rezoning to agricultural.

YEA: EASOM, GRADY, LUBY, ROUSEY, SNELLBAKER

NAY: NONE

- g) Discussion and/or action to ratify the submission to the Cleveland County Election board from the mayor to rescind Resolution 2025-01 so as to not expend the funds for the Special Election.**

Motion was made by Kathy Snellbaker and seconded by Brad Luby to rescind Resolution 2025-01.

YEA: EASOM, GRADY, LUBY, ROUSEY, SNELLBAKER

NAY: NONE

h) Discussion and/or action on the purchase of the Wilson land.

Discussion was held concerning whether the budget had sufficient funds for the purchase. Town Attorney Bryce Kennedy advised to purchase the land which could be resold later without financial loss if deemed unnecessary.

Motion was made by Kathy Snellbaker and seconded by Brad Luby to move forward with the purchase of the Wilson land.

YEA: EASOM, GRADY, LUBY, ROUSEY, SNELLBAKER

NAY: NONE

i) Discussion of insurance coverage on the playground.

The recommendation from OMAG is we have sufficient coverage currently.

j) Discussion and/or action regarding alterations of the Economic Development Committee. (*Members to present*)

Madeline Luby and Karie Killgore addressed the board about the desire to create a Slaughterville Business Association separate from the Economic Development Committee. Inadequate attendance was preventing a quorum from being met.

Mayor Steve Easom suggested that they delay any meeting until January 2026 and re-assess at that time.

Motion was made by Brad Luby and seconded by Herb Rousey to put on hold until January of 2026.

YEA: EASOM, GRADY, LUBY, ROUSEY, SNELLBAKER

NAY: NONE

k) Discussion and/or action on lot splits

Item tabled pending review of the ordinance by the town attorney.

l) Discussion and/or action on signage.

Item tabled pending review of the ordinance by the town attorney.

10. REMARKS AND INQUIRIES BY TRUSTEES OR TOWN STAFF

Brad Luby wanted people who have brought issues to his attention such as subdivisions, setbacks, signs, parking lots, etc. to know that he has not forgotten and is still working on them.

11. ADJOURNMENT

Mayor Easom adjourned the meeting at 9:56 p.m.

Approved on the _____ day of September 2025

Attest:

Mayor Steve Easom

Linda Butts, Town Clerk