

**CITY OF CATOOSA  
CITY COUNCIL  
MINUTES OF AUGUST 14, 2023  
REGULAR MEETING**

**I. Meeting convened:**

**A. Call to Order:** A regular meeting of the City Council of the City of Catoosa was held and called to order by Mayor Greg Williams at 6:13 p.m. on Monday, the 14<sup>th</sup> day of August 2023 at Catoosa City Hall, 214 S. Cherokee Street, Catoosa, Oklahoma 74015. The meeting was held in compliance with the Oklahoma Open Meeting Act and was posted in accordance therewith at least 24 hours in advance at City Hall for the purpose of discussion, consideration, and possible action on the following agenda items.

**B. Invocation:** Catoosa Police Department Chaplain, Rev. Westin Baker

**C. Pledge of Allegiance:** Mayor Greg Williams  
**Followed by Singing of the National Anthem:** Lianah Dolan

**D. Roll Call:** The following council members were **present** for this meeting: Member at Large Councilor, and Vice-Mayor, Jonnie Mott; Ward #6, Councilor Teresa O'Donnell; Ward #5, Councilor Kyle Gibson; Ward #4, Councilor Fred Williams; and Ward #3, Councilor and Mayor, Greg Williams; Ward #2, Councilor Thomas Sweet; and Ward #1, Councilor Brenda Conley.

The following staff members were present for this meeting: John Blish, City Manager; Vicky Sutton, City Clerk; Jamie Scrivner, Finance Director; Ronnie Benight, Police Chief; Denus Benton, Fire Chief; City Engineer Brian Kellogg, of Kellogg Engineering; and City Attorney Eric Wade, of Rosenstein, Fist & Ringold.

**E. Public Comments:**

- Jessica Mitchell Gibson, I am here because I was under the impression that we were going to make some improvements to my roadway on Marshall Street, and that there was a budget approved for that when I spoke to Mr. Blish in 2019, he assured me that there had already been studies done and there were funds for that. The problem is that the potholes are so bad that you can hardly drive down the road during the wintertime; bad enough that you can barely get into the neighborhood. Sometimes we have even had cars that have had to be towed out because the smaller vehicles will get stuck in the deep ruts because of the drainage

issues; then it freezes and just gets worse. There have been a couple of band-aids that my husband and my son have worked on at our own expense where we have filled in the potholes, just so that it would be passable. I have bad back problems. It is such a winding road that it has become a one-lane road just to get through there. Not everyone is understanding of that and will try to cut you off, so it becomes very dangerous. I was told that there was a budget for it and there was going to be improvements like milling and overlay when the budget was approved. I just want to know; did they forget about us? I know that some other streets have been milled and overlaid. I am just wondering if there is some kind of timeline that we can see? Is it supposed to be done in phases? I am very curious about that because I would really like to see some work get started. Band-Aids or whatever is great for a little while, but winter is coming soon, and it is so bad that we literally have to go around. I look forward to progress; and thank you very much for your time.

- Shanandoah Stites, I am a resident of Rolling Hills. I would like to speak to you today about a neighborhood renewal proposal for Rolling Hills. First, I would like to applaud the city for its commitment to Rolling Hills for the new park, it is beautiful. I am here today to talk to you about a part of Rolling Hills that is in desperate need of revitalization and unless you understand the cause of the problems in our neighborhood, you as the governing body, cannot address the issues that we are facing. The Rolling Hills development company filed a deed of dedication in Wagoner County in January 1959. Homes were built in stages throughout development. Some of my neighbors have owned their homes since they were built. They are sturdy well-built homes, meant for moderate income families. We have the unfortunate distinction of being a part of one of three counties. Until 1998 we were a part of the City of Tulsa. Tulsa provided no services for our community. During the Memorial Day flood of 1984 and additional flooding in 1986, a portion of Rolling Hills saw substantial flooding from the Spunky Creek tributary and down into a drainage ditch into the lower portion of Rolling Hills. I provided you with a packet along with the floodplains. As homeowners either sold or abandoned their properties in the flood zone areas, the properties were purchased in larger disproportionate amounts by slum lords; compared to the rest of Rolling Hills. The landlords have changed over the years. One thing is common; they do not care to maintain their properties; there are several due to economic downturns and predatory lending so lower income buyers were sent into the 2007 and 2008 financial crisis. Many neighborhoods were affected, and I suspect Rolling Hills was hit harder. Until 1998 when we were finally annexed into Catoosa, we had no law-enforcement protection and City of Tulsa claimed it was Wagoner County' responsibility and of course Wagoner County claimed that they could not provide services in real time and lastly, methamphetamines destroyed lots of communities throughout Oklahoma, and was no stranger to Rolling Hills. Many

landlords did not trust their renters or hold them accountable for the trash and accumulated junk in their yards. Because of this, the entire neighborhood was getting an unfair reputation that was not deserving of the entire community. As a resident of Rolling Hills, I'm asking that you take into serious consideration the proposal to revitalize the community with the guidelines that I have provided. I believe this is the first necessary step in many more projects that both the city and the community can do to make a difference.

- Tony Ruiz. I moved here in 1992 from upstate New York and I love Catoosa. I've been involved with the Blue Whale, and I've been involved with Hometown Halloween, so I have a lot of history here. I want to bring up something really quick here. It will sound like I'm against it, but I'm not, I wanted to talk about the flock cameras that will be going up around. So, let me tell you a little bit about my history. I was born in Havana Cuba in 1959, a country that transitioned from the free market to capitalism to socialism to communism. I grew up in a country that had no stores of any kind, food was distributed through what they called a basic distribution center. Everything was rationed, clothes were rationed, food was rationed, everything was rationed. We were lied to, what does this have to do with anything? It is the control of the state. So, what my concern is here we are in the modern era and one of the things that Cuba always tell the size of the safety of the people, they gave us a security place, so there was a corner house on every square block, and those people would monitor their citizens. It would move from suspicious people to any people, to eventually to where they could see anything that you had. They would violate every civil right that was in our constitution of the United States. My concern is, as we move into this technology era that with the flock cameras, (and I do support the police 100%). It's not the fact that they are there, we need security. I want to quote that those who would give up essential liberty to purchase a little temporary safety deserve neither liberty nor safety. That's alarming to me because I don't know, we don't know, if we have conversations who else is looking at these cameras, who else is looking at this film, and videos, who has access to this? I guarantee there's some smart kid in Catoosa that could probably hack into that system, I don't know enough about it, but I saw that item on the agenda, so I wanted to talk about it. Basically, as we move into this as a citizen, I would like to know; who is going to see this? Who has access to this information and how is this information going to be used? Yes, there is crime, and it is a deterrent and it's a tool. I have heard what it's doing, and it is a good thing. The problem is, what will it look like in the future? My concern is, to the people of Catoosa, and to the council is, when we are approving these things, I would like to know what and where is this information going? How long will it be held onto because they're taking pictures of their license plates, they're tracking where you go and all of that. I'm all for eliminating crime but I'm really concerned about the way our country is going at it. They just keep getting more and more

overreach. Everybody here says that we will never be like that but you know Cuba said that, Nicaragua said that, and a whole bunch of other nations have said that and here we are at the very cusp with change in this country and that is what is happening and that's what I wanted to speak out about it this evening. Thank you very much.

- Ravi Desai, I don't technically live in Catoosa, but we have our businesses here at the Hampton Inn & Suites and the Homewood Suites. I just wanted to touch base on agenda item number two tonight regarding the hotel motel tax. It has passed, is my understanding so at this point, I'm not going to say whether it should pass or not. The question is, how would we use it most effectively? When I spoke to Mr. Blish, the example given was that Norman passed the lodging tax increase. When I read that most of the stuff that it did with all those funds was going to promote tourism. So, in this regard, it's going to public safety, which I agree, 100% worthwhile and it is something that we should use that for but; I would like to see, a more virtual cycle that is all a win-win for all the community. We are all responsible for everything returning to the city and returning them so whatever we can do in that regard to making it a more level playing field at this point, we could collect a lot more hotel/motel tax. Then a while, so Tulsa, Broken Arrow now Tulsa has their own tourism improvement district. We just want to see how we can use some of those funds to promote tourism and bring in more programs to the community that way and to be able to make more for ourselves. To get the fire taken care of. I did have another question about the district for Catoosa Hills, but I will leave that question for another time. Thank you. I just wanted to get some functionality so that it is prosperous for all of us. Thank you.

## **II. Consent Agenda:**

**Information:** Consideration and appropriate action relating to a request for City Council approval of the Consent Agenda:

- 1) Approval of Minutes of the **July 24, 2023**, Regular Meeting
- 2) Approval of Minutes of the **August 1, 2023**, Special Meeting
- 3) Approval of Regular and Prepaid Claims
- 4) Approval of Financial Statements for June 2023
- 5) Pay Request-OMMS, Oklahoma Municipal Management Services, FY 2023-2024-\$2,000.00

A motion was made by **Brenda Conley** and seconded by **Fred Williams** to approve the consent agenda. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**III. Items Removed from Consent Agenda:** There were no items removed from the consent agenda.

**IV. Agenda Items:**

**\*\*Mayor Williams changed the order in which the items were acted on during the meeting. The minutes for the items are listed below as they appeared on the agenda. The items were acted on in this order: #1, #2, #15, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, and #16.**

**Item #1: Route 66 Original Alignment Presentation**

A presentation was made to the City Council by Ken Busby, of the Route 66 Alliance and discussions followed regarding the Route 66 Original Alignment. No votes were taken.

**Item #2: Hotel/Motel Tax Disbursement Request**

Discussions were held regarding a request to change the Hotel/Motel tax disbursement. No votes were taken.

**Item #3: Change Order No. 3-Rolling Hills Splash Pad/Neighborhood Park**

A motion was made by **Jonnie Mott** and seconded by **Brenda Conley** to adopt Change Order No. 3, to American Concrete, Inc., in the amount of \$1,141.09 for additional items of work on the Rebid for the City of Catoosa Rolling Hills Park Project. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #4: Pay Request No. 8 & Final-Rolling Hills Splash Pad/Neighborhood Park**

A motion was made by **Johnnie Mott** and seconded by **Kyle Gibson** to approve Pay Request No. 8 – Final and Release of Retainage, to American Concrete, Inc., in the amount of \$38,076.86 for completion of the Rebid for the City of Catoosa Rolling Hills Park Project.

The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #5: Pay Request No. 12 Hamby-Lynch Public Safety Complex Design**

A motion was made by **Brenda Conley** and seconded by **Fred Williams** to approve Pay Request No. 12 from GH2 Architects, LLC for the Hamby-Lynch Public Safety Complex design in the amount of \$21,162.68. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #6: Pay Request No. 13 Hamby-Lynch Public Safety Complex Design**

A motion was made by **Brenda Conley** and seconded by **Teresa O' Donnell** to approve Pay Request No. 13 from GH2 Architects, LLC for the Hamby-Lynch Public Safety Complex design in the amount of \$22,960.18. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #7: Pay Request No. 8 Hamby-Lynch Public Safety Complex Construction Management**

A motion was made by **Brenda Conley** and seconded by **Teresa O' Donnell** to approve Pay Request No. 8 from Myers-Cherry Construction, LLC for the Hamby-Lynch Public Safety Complex construction management in the amount of \$806,371.23. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #8: Memorandum of Understanding-Cherokee Nation**

A motion was made by **Johnnie Mott** and seconded by **Kyle Gibson** to approve a Memorandum of Understanding between the City of Catoosa and Cherokee Nation whereas the Catoosa Fire Department has applied for a Cherokee Nation Public Safety Partner Grant per City Attorney review and approval and authorizing the Mayor and Fire Chief to execute the agreement. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #9: Ordinance No. 2023-393-Z**

A motion was made by **Kyle Gibson** and seconded by **Johnnie Mott** to adopt Ordinance No. 2023-393-Z codifying the City Council’s previous approval of PUD-2023-01 on July 10, 2023, creating a Planned Unit Development for a 240-acre parcel located West of State Highway 167 (Port Road) and North of Tiger Switch, as requested by the applicant, McAfee Holding Group, Inc., and rezoning the subject property from Agricultural (AG) and Industrial Light (IL) to Planned Unit Development (PUD); repealing conflicting ordinances; and containing other provisions related thereto. The motion **passed** with the following votes:

Brenda Conley-abstain	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O’Donnell-abstain
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-no	

**Item #10: Emergency Clause for Ordinance No. 2023-393-Z**

A motion was made by **Kyle Gibson** and seconded by **Jonnie Mott** to approve an emergency clause for Ordinance No. 2023-393-Z. The motion **failed** with the following votes:

Brenda Conley-abstain	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O’Donnell-abstain
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-no	

**Item #11: Resolution No. 2023-607**

A motion was made by **Teresa O’ Donnell** and seconded by **Fred Williams** to adopt Resolution No. 2023-607 approving the Rogers County Law Enforcement Interlocal Governmental Agreement and authorizing execution of the Agreement by the Chief of Police. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O’Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #12: Asset Disposition Services Agreement with PropertyRoom.com**

A motion was made by **Johnnie Mott** and seconded by **Teresa O’ Donnell** to approve the Asset Disposition Services Agreement with PropertyRoom.com for the purpose of disposing of personal property from the Catoosa Police Department’s property room that is unclaimed and no longer needed to be held as evidence or for any other purpose in connection with litigation or other court proceedings. Property Room.com’s fees for services provided under the agreement will be paid out of auction proceeds, and the net auction proceeds will be paid to the City. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O’Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #13: Purchase of Police Vehicles**

A motion was made by **Thomas Sweet** and seconded by **Brenda Conley** to approve the purchase of two new 2023 Ford Explorer Police Interceptors from Bob Moore Ford per state bid SW035, with the total cost for the two vehicles not to exceed \$95,353.00 to be taken from the Police Department Capital Outlay. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #14: Purchase of Police Flock Safety Cameras**

A motion was made by **Brenda Conley** and seconded by **Thomas Sweet** to approve the purchase of ten Flock Safety cameras from Flock Group Inc. dba Flock Safety in an amount not to exceed \$28,500.00. The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Item #15: Proposed Executive Session**

A motion was made by **Thomas Sweet** and seconded by **Fred Williams** to enter into Executive Session. The motion **passed** with the following votes: **(6:53 PM)**

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**Statement of Executive Session Minutes:**

Mayor Greg Williams acknowledged the City Council returned to open session at (7:55 P.M.) During executive session, the City Council held confidential communications regarding the matters listed under Agenda Item #15 on the agenda for this meeting. The City Attorney was present for the purposes of (1) discussing the employment of John Blish and the resignations of Veronica Goins and Chris Cieslak, each an individual salaried public officer or employee, where disclosure of the matters discussed would violate the confidentiality requirements of state or federal law, pursuant to Title 25, Section 307(B)(1) and (7) of the Oklahoma Statutes; and (2) engaging in confidential communications between the City Council and its attorney concerning pending litigation, to wit: *City of Tulsa v. Brass Investors Group, Inc., et al.*, Wagoner County District Court, Case No. CJ-2023-237, the Council having been advised by its attorney that disclosure will seriously impair the ability of the City to process or conduct the litigation in the public interest, pursuant to Title 25, Section 307(B)(4) of the Oklahoma Statutes.



**No other matters were discussed, and no votes were taken.**

- A. Vote to convene in executive session.
- B. Acknowledge return to open session.
- C. Statement of executive session minutes.

**Item #16: City of Tulsa v. Brass Investors Group, Inc.**

A motion was made by **Johnnie Mott** and seconded by **Fred Williams** to authorize and direct the City Attorney to file a notice with the court that the City of Catoosa has no objection to the City of Tulsa's request in the lawsuit to acquire a water line easement.

The motion **passed** with the following votes:

Brenda Conley-aye	Kyle Gibson-aye
Thomas Sweet-aye	Teresa O'Donnell-aye
Mayor Greg Williams-aye	Vice-Mayor Jonnie Mott-aye
Fred Williams-aye	

**V. New Business:** There was no new business.

**VI. City Manager Report:** John Blish, City Manager informed the City Council of the following:

- Some of the road construction that was discussed earlier in the evening concerning the west side, some of the information is correct as far as we have been working on this for a little bit of time. Brian has been working on this also. We had initially started on this because there is constantly water in that section of the road. There is an aquifer on both the north and south sides of the road so we are trying to make adjustments. He is working on a plan right now and should hopefully have it here before long to take care of that irrigation issue that we have in order to repair the road because we can make the repairs, but it will just tear it back up if we don't take care of the water coming through there especially up on Marshall as was mentioned.
- We have culverts to replace on Pine Street, we have the culverts, it's just a matter of scheduling, getting the construction plans and putting it out for bid to get it corrected.
- We have two bad places in Spunky Creek where the culverts have eroded on the bottom half; we are in dire need of replacing, so we are working on it. I believe our bids come in Tuesday, so we are looking forward to getting that started.

- We have a lot of events coming up at Rogers point this fall between car shows and frisbee golf; we have a lot of things going on there.
- We are in the process of replacing the fence in front of the Blue Whale, and putting some post in place to keep cars from driving off there and destroying anything that the city has. We've already had it happen once sometime here in the last couple of months, they almost made it to the Blue Whale going through the fence, so we must make sure that we protect our assets that way.
- We are still on point regarding the Hamby Lynch complex; it is still on budget. They have had to extend the opening dates a little bit due to the weather, but they are finishing the roofs and once they get the roof in place, they will start on the police department. It should be completed this week and they'll be able to dry it in and start working from the inside. We've made several corrections there between drainage and the entrances. Please check your emails in the morning. Crossroads communications, which handles a lot of our social media, wants to do a top out ceremony for the fire department. Last beam going in type of thing, we're trying to get that scheduled so this is about the only time we can get it done. They are trying to get a hold of Donnie Lynch and the Hamby family so we're looking forward to that. We still have over \$700,000.00 in contingencies on the city side of it. I did get completion of the furnishings within the buildings for both Police and Fire last week. We had allotted around \$500,000.00 for both sides and it came in way under that; that is due to both Chiefs, taking time and getting things corrected as far as what they needed within the buildings and then sitting and going back through the different bid's specs for each one. That is moving forward at a rapid pace, and it is coming along well.

#### **VII: Council Comments:**

- Councilor Conley commented that she heard on Facebook that Ross was going to be closing. I personally talked to TKG, and they will not be closing. It was strictly a rumor and according to their leasing agreement, not the Ross corporate agreement, there is no such thing as "will not prosecute" so that is another thing that was talked about, so I have verified that neither one of those rumors are true. So, Ross is here to stay.

#### **VIII: Adjourn:**

A motion was made by **Jonnie Mott** and seconded by **Fred Williams** to adjourn.

The motion passed with the following votes: **(7:37 PM)**

Brenda Conley-aye

Kyle Gibson-aye

Thomas Sweet-aye

Teresa O'Donnell-aye

Mayor Greg Williams-aye

Vice-Mayor Jonnie Mott-aye

Fred Williams-aye

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Vicky Sutton, City Clerk

\_\_\_\_\_  
Greg Williams, Mayor