# MINUTES

## OF THE CITY COUNCIL
## OF THE CITY OF MUSKOGEE, OKLAHOMA
## MET IN A SPECIAL CALL SESSION
## IN COUNCIL CHAMBERS OF CITY HALL
## JUNE 9, 2025

The City Council of the City of Muskogee, Oklahoma, met in a Special Call Session at 5:30 p.m., on June 9, 2025, in Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma, with Mayor W. Patrick Cale presiding.

Meeting was called to order by Mayor W. Patrick Cale and the City Clerk called the roll as follows:

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| Present: | Patrick Cale, Mayor; Derrick Reed, Deputy Mayor; Jaime Stout, Councilmember; Tracy Hoos, Councilmember; Shirley Hilton-Flanary, Councilmember; Melody Cranford, Councilmember; Dan Hall, Councilmember; Tom Martindale, Councilmember; Mike Brawley, Councilmember |
| Staff Present: | Kendal Francis, City Manager; Katrina Bodenhamer, City Attorney; Tammy L. Tracy, City Clerk; Mike Stewart, Public Works Director; Avery Rigney, Assistant Public Works Director; Sarah Winkle, Acting City Planner; Johnny Teehee, Police Chief; Justin O'Neal, Asst. Parks Director for Expo and Civic Center; Tera Shows, Economic Development Manager; Dennis Read, City Treasurer; Jeff Reeves, Project Manager |

APPROVAL OF MINUTES: SPECIAL CALL CITY COUNCIL APRIL 14, 2025, SPECIAL CALL CITY COUNCIL APRIL 21, 2025, SPECIAL CALL CITY COUNCIL APRIL 22, 2025, REGULAR CITY COUNCIL APRIL 28, 2025, AND SPECIAL CALL CITY COUNCIL APRIL 30, 2025.

Motion was made by Deputy Mayor Derrick Reed, seconded by Councilmember Tom Martindale to approve Minutes: Special Call City Council April 14, 2025, Special Call City Council April 21, 2025, Special Call City Council April 22, 2025, Regular City Council April 28, 2025, and Special Call City Council April 30, 2025.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

## CONSENT AGENDA

**The following items are considered to be routine by the City Council and will not be read aloud. The Consent Agenda will be enacted with one motion and should discussion be desired on an item, that item will be removed from the Consent Agenda prior to action and considered separately prior to the Regular Agenda.**

Motion was made by Councilmember Tracy Hoos, seconded by Councilmember Shirley Hilton-Flanary to approve Consent Agenda Items one (1) through ten (10).

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

1 Consider approval of claims for all City departments April 5, 2025 through May 2, 2025, or take other necessary action.

2 Consider approval of the lowest and best bid in the amount of $89,800.00, from PCC Sports, for the Spaulding Park Pickleball Repair, Convert, Resurface, Project No. 2025004, or take other necessary action. (Mark Wilkerson)

3 Consider approval of the lowest and best bid in the amount of $360,000.00, from Cook Consulting, LLC, for the Honor Heights Park Spillway, Project No. 2025005, or take other necessary action. (Mark Wilkerson)

4 Consider approval to purchase a Kubota L47TLB-LB Backhoe/Loader for use in the Parks & Recreation Department, in the amount of $78,267.58, utilizing Sourcewell Cooperative Purchase pricing, or take other necessary action. (Mark Wilkerson)

5 Consider approval of final payment to Sligar Mechanical, LLC, in the amount of $53,600.00, for the Civic Center HVAC Remodel, Project No. 2023020, or take other necessary action. (Mark Wilkerson)

6 Consider approval of final payment to Cook Consulting, LLC, in the amount of $730,627.69, for Waterline Interconnect Package "C", Project No. 2022003, or take other necessary action. (Mike Stewart)

7 Consider approval of the Re-Plat for the MUSKOK AOS development, consisting of 4.47 acres, located in part of the Factory Addition, or take other necessary action. (Sarah Winkle)

8 Consider approval of the Preliminary and Final Plat for the York-Peak Addition, located on South York Street, and consisting of four (4) acres, or take other necessary action. (Sarah Winkle)

9 Consider approval of the Preliminary and Final Plat for the Fairway Ridge Development, located on the NW corner of Smith Ferry Road and Gulick Street, consisting of 7.51 acres, or take other necessary action. (Sarah Winkle)

10 Consider approval of the appointment of Coni Wetz to the Historic Preservation Commission, filling the unexpired term of Andrea Chancellor, beginning June 10, 2025, and ending August 31, 2025, or take other necessary action. (Councilor Melody Cranford)

## REGULAR AGENDA

11 Consider approval of Ordinance No. 4265-A, an ordinance approving Amendment No. 6 to the War Memorial Park Trust Authority Trust Indenture, Article VI, The Trustees, Section (1), amending the length of terms for Trustees from a three (3) year term, to a five (5) year term, or take other necessary action. (Councilor Dan Hall)

Councilor Dan Hall stated this amendment would extend the term limits for Trustees of the War Memorial Park Trust Authority. Councilor Hall stated he does not agree with extending term limits, but he does see the reasoning behind the Authority's request. Councilor Hall explained the process of moving the U.S.S. Batfish has become intensive, and they would like to keep the board intact.

Motion was made by Councilmember Jaime Stout, seconded by Councilmember Shirley Hilton-Flanary to approve Ordinance No. 4265-A, an ordinance approving Amendment No. 6 to the War Memorial Park Trust Authority Trust Indenture, Article VI, The Trustees, Section (1), amending the length of terms for Trustees from a three (3) year term, to a five (5) year term.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Tom Martindale, Councilmember Mike Brawley

NAY: Councilmember Dan Hall

Carried

12 Consider approval of Resolution No. 3031, approving the City of Muskogee Budget for FY2025-2026, establishing budget amendment authority, or take other necessary action. (Dennis Read)

Motion was made by Councilmember Tom Martindale, seconded by Councilmember Shirley Hilton-Flanary to approve Resolution No. 3031, approving the City of Muskogee Budget for FY2025-2026, establishing budget amendment authority.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

13 Consider approval of Resolution No. 3030 requesting the annexation of the remaining parcels in the John T. Griffin Industrial Park II, establishing a zoning classification of I-1, Light Industrial Zoning Classification, setting a date for a Public Hearing, and directing Staff to take the necessary steps in compliance with State statutes pertaining to the annexation request, or take other necessary action. (Katrina Bodenhamer)

City Attorney Katrina Bodenhamer stated pursuant to Oklahoma Statute, it is necessary to seek permission and direction from Staff to proceed with the annexation, bringing said parcels in as zoning classification I-1, Light Industrial.

Acting City Planner Sarah Winkle stated the remaining parcels in the John T. Griffin Industrial Park include six (6) parcels that abut the City limits and are continguous to the City of Muskogee corporate limits. Ms. Winkle explained the City will take in the surrounding infrastructure. The City has implemented water, sewer, and streets into this area to support this industrial growth, and these services are being maintained with City funds. Ms. Winkle stated industries that use electricity in the park upon annexation will pay an OG&E Franchise Fee for the benefit of the City and Port of Muskogee. She explained this money will help financially support the City's investment in the John T. Griffin Industrial Park. Ms. Winkle stated there is a service plan in place that accompanies the annexation, including services from the Police and Fire Departments, as well as all other City departments. Ms. Winkle explained, in order to move forward, City Council will need to pass the resolution that directs Staff to set a Public Hearing on this matter.

Ms. Bodenhamer stated the notice must be posted within 14 days of the Public Hearing. She explained currently, the dates are July 9, 2025, for the Planning Commission, and July 14, 2025, for the Public Hearing.

Earl Wilson spoke in opposition of the annexation.

Selma Sickels spoke in opposition of the annexation.

Dan Chepkauskas spoke in opposition of the annexation.

Michael Gragg spoke in opposition of the annexation.

Anna Stewart spoke in opposition of the annexation.

Charles Crawford spoke in favor of annexation.

Greg Webb spoke in opposition of the annexation.

Daniel Chepkauskas spoke in opposition of the annexation.

Jonathan DeMario spoke in opposition of the annexation.

Kimbra Scott spoke in favor of annexation.

Discussion followed.

Deputy Mayor Derrick Reed stated it is important that all of these businesses follow the same rules. He explained annexation has always been the plan.

Councilor Hoos stated the accusations that Polaris was misled should be addressed. From the very beginning, when the John T. Griffin Industrial Park began, it was the intention to annex all of it into the City limits. The annexation and the franchise fees were all discussed publicly by ordinance in meetings.

Motion was made by Deputy Mayor Derrick Reed, seconded by Councilmember Shirley Hilton-Flanary to approve Resolution No. 3030 requesting the annexation of the remaining parcels in the John T. Griffin Industrial Park II, establishing a zoning classification of I-1, Light Industrial Zoning Classification, setting a date for a Public Hearing, and directing Staff to take the necessary steps in compliance with State statutes pertaining to the annexation request.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

NAY: Councilmember Jaime Stout

Carried

14 Consider approval of Resolution No. 3037, a joint Resolution of the City of Muskogee, Oklahoma (the "City") and the Muskogee Redevelopment Authority (the "Authority"); accepting the responsibilities as designated to the Authority by the City pursuant to the Muskogee Urban Renewal Area (Shawnee Avenue) Economic Development Project Plan adopted by the City; providing preliminary approval of a Term Sheet in connection with the proposed issuance of the Authority's Tax Increment Revenue Note, Taxable Series 2025 (Shawnee Avenue TIF) (the "Note"); requesting the Muskogee Foundation to consent to the issuance of the Note and agree to the modification of certain payment guarantees in accordance with the Term Sheet; approving professional services agreements related to financing professionals; and containing other provisions relating thereto, or take other necessary action. (Tera Shows)

City Treasurer Dennis Read stated this item was presented to and approved by the MRA earlier this evening, and granted the City the approval to seek the extension of the loan that resides within TIF District No. 3. Mr. Read explained it also requested the Muskogee Foundation to consent to the issuance of the Series 2025 Note, and approve modified guaranteed provisions. Staff recommended approval.

Motion was made by Councilmember Tracy Hoos, seconded by Councilmember Tom Martindale to approve Resolution No. 3037, a joint Resolution of the City of Muskogee, Oklahoma (the "City") and the Muskogee Redevelopment Authority (the "Authority"); accepting the responsibilities as designated to the Authority by the City pursuant to the Muskogee Urban Renewal Area (Shawnee Avenue) Economic Development Project Plan adopted by the City; providing preliminary approval of a Term Sheet in connection with the proposed issuance of the Authority's Tax Increment Revenue Note, Taxable Series 2025 (Shawnee Avenue TIF) (the "Note"); requesting the Muskogee Foundation to consent to the issuance of the Note and agree to the modification of certain payment guarantees in accordance with the Term Sheet; approving professional services agreements related to financing professionals; and containing other provisions relating thereto.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

NAY: Councilmember Jaime Stout

Carried

15 Discuss and consider approval to transfer unused funding from the Drug Forfeiture Fund Program, to the Neighbors Building Neighborhoods Prevention Programs, or take other necessary action. (Councilor Melody Cranford)

Councilor Melody Cranford stated this would transfer $7,000.00 of unused funding to the Neighbors Building Neighborhoods Prevention Programs.

Motion was made by Councilmember Tom Martindale, seconded by Councilmember Shirley Hilton-Flanary to approve to transfer unused funding from the Drug Forfeiture Fund Program, to the Neighbors Building Neighborhoods Prevention Programs.

AYE: Mayor Patrick Cale, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Other: Deputy Mayor Derrick Reed (ABSTAIN)

Carried

16 Consider approval of the renewal of the annual contract for the City of Muskogee Police Department to provide School Resource Officers to Hilldale Public Schools, or take other necessary action. (Kendal Francis)

City Manager Kendal Francis stated this contract is a win-win for both the City and Hilldale Public Schools. He explained both parties are in agreement, and Staff recommended approval.

Ivory Vann spoke in favor of the contract renewal and thanked those involved in the negotiating process.

Motion was made by Councilmember Jaime Stout, seconded by Councilmember Shirley Hilton-Flanary to approve the renewal of the annual contract for the City of Muskogee Police Department to provide School Resource Officers to Hilldale Public Schools.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

17 Consider approval of the recommendation by the City of Muskogee Foundation Board of Directors appointing Eric Wells to fill the expiring term of Wren Stratton, and Tony Corbell to fill the expiring term of Ann Barker-Ong, each to serve a six (6) year term beginning August 1, 2025, and ending July 31, 2031, or take other necessary action. (Kendal Francis)

Motion was made by Councilmember Jaime Stout, seconded by Councilmember Tracy Hoos to approve the recommendation by the City of Muskogee Foundation Board of Directors appointing Eric Wells to fill the expiring term of Wren Stratton, and Tony Corbell to fill the expiring term of Ann Barker-Ong, each to serve a six (6) year term beginning August 1, 2025, and ending July 31, 2031.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

18 Consider approval of the appointment of Councilor Mike Brawley to the Eastern Oklahoma Development District Board (EODD), to serve a three (3) year term, beginning June 1, 2025, and expiring on May 31, 2028, or take other necessary action. (Mayor W. Patrick Cale)

Motion was made by Mayor Patrick Cale, seconded by Councilmember Shirley Hilton-Flanary to approve the appointment of Councilor Mike Brawley to the Eastern Oklahoma Development District Board (EODD), to serve a three (3) year term, beginning June 1, 2025, and expiring on May 31, 2028.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale

Other: Councilmember Mike Brawley (ABSTAIN)

Carried

19 Consider approval of the appointment of Stacy Alexander to the Historic Preservation Commission to serve a three (3) year term, filling the expired term of Darzella Newton, beginning June 1, 2025, and ending May 31, 2028, or take other necessary action. (Councilor Dan Hall)

Motion was made by Councilmember Dan Hall, seconded by Councilmember Tracy Hoos to approve the appointment of Stacy Alexander to the Historic Preservation Commission to serve a three (3) year term, filling the expired term of Darzella Newton, beginning June 1, 2025, and ending May 31, 2028.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

**RECOGNIZE CITIZENS WISHING TO SPEAK TO THE MAYOR AND COUNCIL.**

**Council Rules of Decorum limit citizen comments to three (3) minutes. Any person desiring to speak is required to sign-in with the City Clerk, provide their name and the particular issue they wish to address. Under Oklahoma law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda. If written materials are to be submitted to the Council, twelve (12) copies should be made available, and may not be returned.**

20 Consider an Executive Session to discuss and take action on the following:

Motion was made by Deputy Mayor Derrick Reed, seconded by Councilmember Tracy Hoos to approve to enter into Executive Session.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

Council convened into Executive Session at 8:00 p.m.

Council returned to Regular Session at 9:10 p.m.

Meeting was called to order by Mayor W. Patrick Cale and the City Clerk called the roll as follows:

Present: Patrick Cale, Mayor; Derrick Reed, Deputy Mayor; Jaime Stout,

Councilmember; Tracy Hoos, Councilmember; Shirley Hilton-Flanary, Councilmember; Melody Cranford, Councilmember; Dan Hall, Councilmember; Tom Martindale, Councilmember; Mike Brawley, Councilmember

a Pursuant to Section 307 B.2, Title 25, Oklahoma Statutes, consider convening in Executive Session to discuss negotiations with the American Federation of State, County, and Municipal Employees, Local No. 2465, and if necessary, take appropriate action in Open Session. (Maggie Eaton)

Motion was made by Councilmember Tracy Hoos, seconded by Councilmember Tom Martindale to authorize negotiations with the American Federation of State, County, and Municipal Employees, Local No. 2465, as discussed in Executive Session.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

b Pursuant to Section 307 B.2, Title 25, Oklahoma Statutes, consider convening in Executive Session to discuss negotiations with the Fraternal Order of Police, Lodge No. 95, and if necessary, take appropriate action in Open Session. (Maggie Eaton)

Motion was made by Councilmember Tracy Hoos, seconded by Councilmember Dan Hall to authorize the continuation of negotiations with the Fraternal Order of Police, Lodge No. 95, as discussed in Executive Session.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

c Pursuant to Section 307 B.2, Title 25, Oklahoma Statutes, consider convening in Executive Session to discuss negotiations with the International Association of Firefighters, Local No. 57, and if necessary, take appropriate action in Open Session. (Maggie Eaton)

Motion was made by Councilmember Tracy Hoos, seconded by Councilmember Dan Hall to authorize negotiations with the International Association of Firefighters, Local No. 57, as discussed in Executive Session.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

d Pursuant to Section 307 C.11 Title 25, consider convening in Executive Session to confer on matters pertaining to economic development project ED-2024-07, including the possible transfer of real property in the southwestern quadrant of the City, and if necessary, take appropriate action in Open Session. (Tera Shows)

Motion was made by Councilmember Tracy Hoos, seconded by Councilmember Mike Brawley to authorize the incentive for economic development project ED-2024-07 as discussed in Executive Session.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

e Pursuant to Section 307 C.11 Title 25, consider convening in Executive Session to confer on matters pertaining to economic development project ED-2025-08, including the possible transfer of real property, in the northwestern quadrant of the City, and if necessary, take appropriate action in Open Session. (Tera Shows)

Motion was made by Councilmember Mike Brawley, seconded by Councilmember Tracy Hoos to authorize the incentive for economic development project ED-2025-08 as discussed in Executive Session.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

f Pursuant to Section 307B.4, Title 25, Oklahoma Statutes, consider convening in Executive Session to discuss the pending tort claim CA-18-2025, and if necessary, take appropriate action in Open Session. (Katrina Bodenhamer)

Motion was made by Councilmember Tracy Hoos, seconded by Councilmember Dan Hall to authorize the settlement of pending tort claim CA-18-2025 as discussed in Executive Session.

AYE: Mayor Patrick Cale, Deputy Mayor Derrick Reed, Councilmember Jaime Stout, Councilmember Tracy Hoos, Councilmember Shirley Hilton-Flanary, Councilmember Melody Cranford, Councilmember Dan Hall, Councilmember Tom Martindale, Councilmember Mike Brawley

Carried - Unanimously

g (No Action) Pursuant to Section 307 B.4, Title 25, Oklahoma Statutes, consider convening in Executive Session to discuss a potential lawsuit, and if necessary, take appropriate action in Open Session. (Katrina Bodenhamer)

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W. PATRICK CALE, MAYOR

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TAMMY L. TRACY, CITY CLERK