

**PURCELL PUBLIC WORKS
AUTHORITY REGULAR MEETING
MARCH 7, 2022
6:00 P.M.
IN THE COMMUNITY ROOM
OF THE POLICE SERVICE BUILDING
1515 N. GREEN AVENUE
MINUTES**

1. Call to order and declaration of a quorum present.

Mayor Cox called the meeting to order and declared a quorum to be present at 6:42 p.m.

2. Roll Call.

Roll call was conducted by Secretary, Andrea Millsap, with the following results:

Trustees present: Danny Jacobs, Graham Fishburn, Theda Engert, Jay Tate, Ted Cox

Trustees absent: None.

Staff present: Dale Bunn, Victor Lohn, Bobby Elmore, Serena Melton, Clent Kennedy, Justin Howell, Mike Lewis, John Blue, Dalton Rivera, and Dan Ashbridge.

Counsel: Greg Dixon

3. Discussion of agenda items.

Chairman Cox called for any discussion of agenda items.

4. Approval of the Consent Agenda:

All items listed under the Consent Agenda are deemed to be non-controversial and routine in nature by the governing body. They will be approved by one motion of the governing body. The items on the Consent Agenda 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 for February 7, 2022 Meeting.
- b. Approval of minutes for February 18, 2022 Joint Special Meeting.
- c. Approval of claims as presented in the Council Expense Report in the amount of \$549,444.08.
- d. Approval of the claims from the Water Impact Fee Fund as presented in the Council Expense Report in the amount of \$0.00.
- e. Approval of payment of Golf Claims as presented in the Council Expense Report in the amount of \$40,546.75.
- f. Approval of payment of estimated payroll in the amount of \$93,000.00.
- g. Approval of Treasurer's Financial Report.
- h. Approval of PMH Change Orders:
 - i. #11; Med Gas and Alarm Addition; \$10,716.00;
 - ii. #13; Change to Alto Hygienic PVC in Oso RR; \$5,263.40;
 - iii. #16; Revision to Signs 8 & 9; \$5,927.00;
 - iv. #17; Electrical Connections and Solenoid Valve Add; \$2,939.00; and
 - v.#18; Electrical J-Box and Ductwork; \$4,993.00.

Trustee Jacobs made a motion second by Trustee Tate to approve the consent agenda as written

Yes: Jacobs, Tate, Fishburn, Engert, Cox

No: None Absent: None

5. Discussion and possible action on items removed from the Consent Agenda.

Chairman Cox called for any discussion of agenda items.

6. Update on hospital construction from Waldrop Construction, SSM, Miller Architects, and PWA GM.

Max Waldrop represented the groups and announced that the May 3, 2022 hospital "go-live" date could not be met. Multiple factors including supply chain issues, manpower issues, contractor, etc., issues have all contributed to this delay. Was not able to give a new "go-live" date, would have one by the next council meeting. Trustee Fishburn asked for specifics. Mr. Bunn gave roadway issue as one example. Mr. Waldrop gave example of other projects they currently have not meeting dates because of lack of manpower. Discussion was had about incentives and liquidated damages, and it was reiterated that lack of manpower cannot be resolved by incentives and no liquidated damages were worked into the contract. Mr. Waldrop added that maybe a silver lining is that we are coming in under budget.

7. Discussion and possible action to approve Purcell Hospital Change Order #10 in the sum of \$42,020.07 for modifications required by the Oklahoma Department of Health (ODH). The work modifies ductwork for 2 roof top units to achieve proper clearance for additional units and changes to roof design.

Austin Horton with Miller Architects provided information on why the change order is necessary. ODH changed the configuration required after the architectural design was prepared.

Trustee Jacobs made a motion second by Trustee Tate to approve Agenda Item #7 as written

Yes: Jacobs, Tate, Fishburn, Engert, Cox No: None Absent: None

8. Discussion and possible action concerning approval \$33,915.00 to GE for transport of the CT Machine from PMH to the new hospital location.

Chris Wright explained the hospital has a 2 year commitment to this equipment and this is necessary to move the equipment safely and to recalibrate it. Other alternatives were sought for a new CT but it was cost prohibitive.

Trustee Jacobs made a motion second by Trustee Engert to approve Agenda Item No. 8 as written.

Yes: Jacobs, Engert, Fishburn, Tate, Cox No: None Absent: None

9. Discussion and possible action on submitting plans and application to ODEQ for a water main extension to Cedar Hills development in Washington, OK.

Jason Spencer of Crafton Tull & Associates presented the next step in providing water to this addition is the DEQ application. Resolution for this item was approved in March of 2020.

Discussion was had verifying where this addition is located. Was noted it's on Hwy #24, 29 acre site, single family residential. Was also noted no cost to the city for this line.

Trustee Jacobs made a motion second by Trustee Engert to approve the submitting of plans and application to ODEQ for a water main extension to Cedar Hills development in Washington, OK.

Yes: Jacobs, Engert, Fishburn, Tate, Cox No: None Absent: None

10. Discussion and possible action concerning the recommendation from OMAG to deny Claim No. 210860-1-BD (Dawson).

Discussion was had concerning the claim and why it was denied. While the issue ended up being on the city side, the city was not notified by claimant or made aware of the issue until after he had hired a plumber. City is not liable for reimbursing bills.

Trustee Fishburn made a motion second by Chairman Cox to deny Claim No. 210860-1-BD.

Yes: Fishburn, Cox, Jacobs, Engert, Tate No: None Absent: None

11. Discussion and possible action concerning a request from Mark Cox and Kathy Laird for electric rebate of \$1,748.42 on Lot 4, Block 2, Northridge III (the Arbors).

Dale described this is an ongoing rebate with Cox & Laird for Northridge Additions.

Jacobs made a motion second by Trustee Tate to approve Agenda Item No. 11 as written.

Yes: Jacobs, Tate, Fishburn, Engert, Cox No: None Absent: None

12. Discussion and possible action to write off bad debt for unpaid utility bills in the sum of \$57,986.76.

Trustee Jacobs made a motion second by Trustee Fishburn to approve Agenda Item No. 12 as written.

Yes: Jacobs, Fishburn, Engert, Tate, Cox No: None Absent: None

Trustee Tate asked if the collection agency we hired was having any luck getting any of the money back. Victor Lohn noted that the collection agency was only pursuing collection on court matters at this time.

Chairman Cox declared the meeting to be in recess in order to go into the Purcell Economic Development Authority Meeting at 7:05p.m.

Mayor Cox declared the City Council Meeting and the Purcell Public Works Authority in joint session in order to enter joint Executive Session at 7:06 p.m.

13. EXECUTIVE SESSION: DISCUSSION, CONSIDERATION RE: AN EXECUTIVE SESSION TO BE HELD IN ACCORDANCE WITH 25 O.S. 307 § (B) (3).

- a. Discussion and consideration concerning the purchase or appraisal of real property in accordance with 25 O.S. 307 § (B) (3).**

b. Discussion and consideration of labor contract for fiscal year 2022-20223 between the City of Purcell and the FOP #194 in accordance with 25 O.S. § 307 (B) (2).

Mayor/Chairman Cox made a motion second by Councilman/Trustee Jacobs to enter into joint Executive Session at 7:08 p.m. with the following persons entering: Councilmen/Trustees who are present, City/Trust Attorney, City/Trust Manager, City/Trust Treasurer, incoming council member Allen Eubanks, and Chief Elmore.

Yes: Cox, Jacobs, Fishburn, Engert, Tate, No: None Absent: None

Mayor/Chairman Cox declared the Council has returned from Executive Session.

Vice-Chairman/Councilman Jacobs made a motion second by Chairman/Mayor Cox to return to regular Joint Session at 8:06 p.m.

Yes: Jacobs, Fishburn, Engert, Tate, Cox No: None. Absent: None

14. EXECUTIVE SESSION: DISCUSSION, CONSIDERATION AND POSSIBLE ACTION CONCERNING ITEMS DISCUSSED IN EXECUTIVE SESSION IN ACCORDANCE WITH (25 O.S. 307 § (B) (3).

- a. Discussion and consideration and possible action concerning the purchase or appraisal of real property in accordance with 25 O.S. 307 § (B) (3).**
- b. Discussion and consideration of labor contract for fiscal year 2022-20223 between the City of Purcell and the FOP #194 in accordance with 25 O.S. § 307 (B) (2).**

No action Taken.

15. Trustee comments.

Trustee Tate:

- Customer stopped Councilman Tate on his route and noted a pothole at 7th & Adams where a manhole was replaced.
- Doesn't think we can stop the live-stream.

Trustee Engert:

None.

Trustee Fishburn:

None.

Trustee Jacobs:

None.

Chairman Cox:

Had question about delay in utility bills. Victor noted they have been mailed.

Additional general discussion was had. Victor noted they are mailed out of Dallas. Trustee Tate noted that there had been a slow down in the mail due to a General Postmaster decision. Victor noted a situation with the outsourcing company. Trustee Tate asked why we outsource. Chairman Cox replied it was cheaper to outsource than to handle in-house. Victor also noted this was the first time an issue like this has arisen. Chairman Cox noted his desire for the city to be lenient with the late fees and cutoffs. Mr. Bunn noted the way it will be handled would be determined by the date the bills are received.

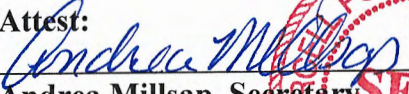
16. General Manager and staff comments.

None.

17. Adjourn.

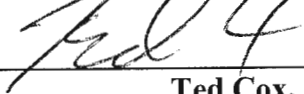
Chairman Cox declared the meeting to be adjourned at 8:11p.m.

Attest:


Andrea Millsap, Secretary



Approved this 4th day of April 2022



Ted Cox, Mayor