

**MINUTES  
YALE CITY COMMISSION  
REGULAR MEETING  
209 N. MAIN STREET, YALE, OKLAHOMA  
JULY 10, 2018  
6:30 P.M.**

**OPENING PRAYER**

1. **CALL TO ORDER** – The regular meeting of the Yale City Commission was called to order at 6:30 p.m. on Tuesday July 10, 2018 by Vice-Mayor Clara Welch.
2. **ROLL CALL** – Those present were Brian Porter, Jr., Mike Strader, Clara Welch and Terry Baker. Richard Adsit was absent.
3. **CONSENT AGENDA** – Brian Porter, Jr. made the motion to approve the consent agenda as presented, Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.
  - a. **Approval of Minutes**
    - i. **Regular Meeting – June 12, 2018**
  - b. **Approval of Claims**
  - c. **Blanket Claims**
  - d. **Financial Statements**
4. **ITEMS REMOVED FROM THE CONSENT AGENDA – None**

Terry Baker made the motion to table items 5a, 5b and 5c, Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

**5. PUBLIC HEARINGS**

- a. **Public Hearing to hear evidence and testimony to determine the property located at approximately 102 S. Main Street and described as ORIG TOWN YALE BLK 17 LOT 12 LESS S-9, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Michael Dershem spoke stating Fellowship Baptist Church had just taken possession of the property as it was deeded to the church. He further stated they had boarded up one access, they have been working on taking the building down, but they need to work with the City on blocking traffic. Officer Moore stated the inside of the building is falling in and some of the windows are beginning to break as well. Along with vegetation growing inside. He also stated kids continue to break into the building which is also a problem. Staff was able to determine that notice was given before the deed was transferred.
- b. **Public Hearing to hear evidence and testimony to determine the property located at approximately 111 N. Main Street and described as ORIG TOWN YALE BLK 12 LOTS 1-6 & LOT 8, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Michael Dershem spoke stating the church has been trying to figure out how to utilize the building since they cannot tear it down with it being connected to the Lozier building. The church has met with an engineer to try to put a plan together. Officer Moore reported looking at the rear of the building shows the roof coming down, they have done a lot to clean up the back of the building unfortunately more is needed. Mr. Lozier stated his family owned the steps to 113 N. Main Street and 111 N. Main couldn't be torn down without damaging their property.
- c. **Public Hearing to hear evidence and testimony to determine the property located at approximately 318 W. Broadway and described as ORIG TOWN YALE BLK 9 LOTS 15-16, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore presented pictures point out the roof and foundation, it seems to be used for storage of some kind. The tin roof has a large hole in it, there are broken windows as well as poison ivy growing in it. The homeowner addressed repairs that have been made so far, he stated his wife wanted to tear it down but they needed time to get their belongings out; it's always been used as storage.

## 6. PUBLIC APPEARANCES

Gary Lewis, department adjunct for the Military Order of the Purple Heart presented. The Purple Heart is one of America's oldest medals first issued by George Washington. Purple Heart cities, counties, trails are established by the order. There are 960 Purple Heart entities in the United States including Stillwater, Guthrie, OSU, Morrison, Perry and many others. We've spoken with the Police Chief to begin taking the steps for the City of Yale to become a Purple Heart City and would be happy to help in any way we can.

## 7. GENERAL ORDERS

- a. **Consideration, discussion and action on a Certificate of Order to the County Clerk and County Treasurer.** – Brian Porter, Jr. made the motion to approve a Certificate of Order to the County Clerk and County Treasurer. Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.
- b. **Consideration, discussion and action on a management contract with the Yale Youth Sports Association.** – Terry Minney spoke stating YYSAs was in favor of renewal of the contract with the City. Terry Baker made the motion to approve a management contract with the Yale Youth Sports Association. Brian Porter, Jr. seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.
- c. **Consideration, discussion and action on engagement letter with CBEW Professional Group, LLP in the amount of \$20,100 to prepare annual Financial Statements and Audit Reports for Fiscal Year Ending June 30, 2018.** – Mike Strader made the motion to engage with CBEW Professional Group, LLP in the amount of \$20,100 to prepare annual Financial Statements and Audit Reports for Fiscal Year Ending June 30, 2018. Terry Baker seconded the motion which passed as followed: Yea: Porter, Strader, Welch, Baker Nay: None.
- d. **Consideration, discussion and action on the surplus of three water hydrants.** – Terry Baker made the motion to surplus three water hydrants, Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.
- e. **Consideration, discussion and action on approval of the final plat for West View Heights Addition to the City of Yale, Oklahoma.** – Terry Baker made the motion to approve the final plat for West View Heights Addition with the needed corrections and to authorize the Vice-Mayor City Clerk to sign. Brian Porter, Jr. seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.
- f. **Consideration, discussion and action on a Wind Catcher Energy Connection Project with Public Service Company of Oklahoma.** – No action
- g. **Consideration, discussion and action regarding a new drug policy for the City of Yale.** – Mr. Kelly went over the new policy as written by the City Attorney. Terry Baker made the motion to approve the new drug policy, Clara Welch seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

Mike Strader made the motion remove items 5a, 5b and 5c from the table, Terry Baker seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

- h. **Consideration, discussion and action to declare the property addressed at 102 S. Main Street as dilapidated and a detriment to the health, benefit or welfare of the public.** – Mr. Kelly recommended the windows be boarded up for safety, to board the front as well due to the age of the windows. Mr. Baker expressed that the building would eventually be torn down. Mr. McMillian explained that the board had four options; it could be determined not dilapidated, tabled, dilapidated with immediate action or dilapidated with a remediation timeframe. Brian Porter Jr. made the motion to give 60 days for remediation of the building. Terry Baker seconded the motion which passed as follows: Yea: Porter, Strader, Welch Nay: Baker
- i. **Consideration, discussion and action to declare the property addressed at 111 N. Main Street as dilapidated and a detriment to the health, benefit or welfare of the public.** – Pastor Michael Dershem explained the church's engineer/contractor has looked at the building, they are not wanting to put a lot of money into this building as they are building a new building on Main Street. Brian Porter, Jr. made the

motion to table the item subject to call, Clara Welch seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

- j. **Consideration, discussion and action to declare the property addressed at 318 W. Broadway as dilapidated and a detriment to the health, benefit or welfare of the public.** – Mr. Baker stated the building needed to come down, Mr. Porter agreed. Brian Porter, Jr. made the motion to grant 60 days to have the structure removed, Terry Baker seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

## 8. MISCELLANEOUS

- a. **Consideration and discussion on the 2017-18 Fiscal Year Budget.** – Mr. Kelly thanked the staff for closing out with a great year, highlighting revenue and expense figures. He stated we finished the best year we've had in quite some time.

## 9. RESOLUTIONS

- a. **Consideration, discussion and action on Resolution No. 07-2018 "A RESOLUTION ADOPTING AMENDMENTS TO THE CITY OF YALE PERSONNEL POLICY"** – Terry Baker made the motion to approve Resolution 07-2018, Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

## 10. ORDINANCES

- a. **Consideration, discussion and action on Ordinance No. 371 "AN ORDINANCE DE-ANNEXING PROPERTY GENERALLY LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE SIX (6) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA."** – Mr. McMillian explained the question of a dedicated road-way, Mr. Kelly explained road maintenance and property owner issues. Brian Porter, Jr. made the motion to approve Ordinance No. 371, Terry Baker seconded the motion which failed as follows: Yea: Porter, Baker Nay: Strader, Welch

- b. **Consideration, discussion and action to declare an emergency on Ordinance No. 371.** – No action

## 11. APPOINTMENTS

- a. **Consideration, discussion and action on appointment of Maria Percell to the Yale Library Board.** – Brian Porter, Jr. made the motion to approve the appointment of Maria Percell to the Yale Library Board. Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

## 12. REPORTS FROM OFFICERS

- a. **Report from Police Chief:** The department work 30 cases, wrote 69 citations and had 6 arrests ranging from theft, shoplifting, domestics, animal cruelty to trespassing. Would like to commend the officers for their hard work and keeping the City safe.
- b. **Report from Fire Chief:** Asst. Chief Terry Bradley reported there were 8 calls for the month of June including 1 fire. For the 2<sup>nd</sup> quarter of 2018 we had 49 incidents and for the fiscal year 2017-2018 the department responded to 140 calls. Josh is in officer II training in Drumright, we'll be meeting with the engineers on the station this week to review the station plans.
- c. **Report from Library Director:** There have been 120 new patrons for the 2017-18 fiscal year; \$637.94 was collected in fines and \$1,082.65 was collected in copies and faxes that went into the general fund. We're going to be looking at a new copier this year, it is budgeted and The Fablab was at the library today, fender blender is coming up focusing on health and fitness. A portion of the exhibit that was at the history center in Stillwater is on display at the library; it depicts the life of boom and bust oil towns in Payne County. The roof was repaired recently so hopefully we won't have any more rain.
- d. **Report from City Manager:** Thank you to Nancy for making the library first class, thank Tim Campbell for his work with the utility crew and I'd like to thank Deanna for her hard work on our finances and city hall. Also, would like to thank Terry Bradley for his leadership in the fire department. We've finally got the pool situated where we're not having to take samples everyday and the mowing seems to be going well.
- e. **Report from City Attorney:** ABLE finally established parameters for municipalities on the alcohol laws, we'll have an ordinance to be approving soon before the October 1<sup>st</sup> effective date.

**13. COMMISSIONER COMMENTS**

- a. **Report from Commissioner Porter:** Are we doing anything for overgrowth on 7<sup>th</sup> & Hwy 51?
- b. **Report from Commissioner Strader:** Main Street has weeds by the drug store all the way down to the abated buildings and West on Broadway to the post office.
- c. **Report from Mayor Adsit:** Absent
- d. **Report from Vice Mayor Welch:** Can we not get some of these buildings addressed before it gets to the official abatement process.
- e. **Report from Commissioner Baker:** Can't tear down 102 S. Main Street, it's a historical building. Rodney Patterson's property needs to be looked at. When you circle around the park, right at Clara's house there's poison oak growing.

- 14. ADJOURNMENT** – Brian Porter, Jr. made the motion to adjourn, Terry Baker seconded the motion which passed as follows: Yea: Porter, Strader, Welch, Baker Nay: None.

The regular meeting of the Yale City Commission was adjourned at 7:54 p.m. on Tuesday July 10, 2018.

**NOTICE OF THIS MEETING WAS POSTED 6<sup>TH</sup> DAY OF JULY 2018 AT 7:00 P.M. AT YALE CITY HALL.**

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Deanna Couch, City Clerk

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Clara Welch, Vice-Mayor