

POCOLA MUNICIPAL AUTHORITY
MINUTES
TUESDAY SEPT. 9, 2025
9:00 AM
POCOLA TOWN HALL
204 SOUTH POCOLA BLVD.

1. MAYOR ROY WALKER CALLED THE MEETING TO ORDER.
2. ROY WALKER STATED ALL MEMBERS ARE PRESENT AND THERE IS A QUORUM. ATTORNEY NICK GRANT IS ALSO PRESENT.
3. CINDY JACKSON MADE A MOTION SECONDED BY ROY WALKER TO APPROVE THE FOLLOWING CONSENT AGENDA ITEMS:

- A. MINUTES FROM AUG. 12, 2025
- B. ACCOUNTS PAYABLE AUG. 1, THROUGH AUG. 31,2025

JAMES BOSTON-YES
DON DIDIER- YES
ROY WALKER-YES
CINDY JACKSON- YES
LYNDSEE LYONS - YES

4. LYNDSEE LYONS MADE A MOTION SECONDED BY DON DIDIER TO REMOVE CHRIS COLLIER FROM THE FIRE ROSTER

JAMES BOSTON – YES
DON DIDIER – YES
ROY WALKER – YES
CINDY JACKSON – YES
LYNDSEE LYONS – YES

5. MONTHLY DEPT. HEAD REPORTS:

JOHN LIMBOCKER: JOHN REPORTED THAT THERE HAVE BEEN SOME ISSUES AT THE SEWER PLANT BUT INSURANCE COVERED A LOT OF THOSE COSTS. THERE WAS A LEAK ON GRAY ST. THAT WE REPAIRED. ONE LIFT STATION HAD TO REPAIR POLE. HE ALSO ADVISED THE COUNCIL THAT THE CHOCTAW NATION IS LOOKING AT A CASINO EXPANSION THAT INCLUDES MORE ROOMS TO THE HOTEL AND POTENTIALLY ADDING A WATERPARK. THE WATER USUAGE IS LIKELY TO INCREASE 30-50%. JOHN IS WORKING ON GRANTS TO HELP INCREASE CAPABILITIES FOR THE LIFT STATIONS TO SUPPORT THAT EXPANSION. ALSO LOOKING AT ODOT GRANTS, MULTI-PHASE (3 PHASE), FOR CROSSWALKS/SIDEWALKS.

WESLEY RIGGS: THE FIRE DEPT. HAD 8 SERVICE CALLS FOR AUGUST. THE THREE NEW FIREFIGHTERS THAT WE ADDED LAST MONTH ARE IN-SERVICE AND DOING WELL. CHIEF ALSO MENTIONED HE WILL HAVE SOME GUYS STATIONED AT TRISTATE ON SATURDAY FOR THE 9/11 REMEMBRANCE CEREMONY. THE NEW BRUSH TRUCK IS IN OKLAHOMA CITY AND HOPEFUL WE WILL HAVE IT BEFORE LONG. CHIEF RIGGS STATED ALL IS GOING WELL AT THE FIRE DEPARTMENT.

6. NEW BUSINESS: NONE.
7. ROY WALKER MADE A MOTION SECONDED BY LYNDSSEE LYONS TO ADJOURN.

JAMES BOSTON-YES
DON DIDIER- YES
ROY WALKER-YES
CINDY JACKSON- YES
LYNDSEE LYONS – YES

POCOLA BOARD OF TRUSTEES
MINUTES
TUESDAY SEPT. 9, 2025
FOLLOWING PMA MEETING
POCOLA TOWN HALL
204 SOUTH POCOLA BLVD

1. MAYOR ROY WALKER CALLED THE MEETING TO ORDER.
2. ROY WALKER STATED ALL MEMBERS ARE PRESENT AND THERE IS A QUORUM.
3. CINDY JACKSON MADE A MOTION SECONDED BY ROY WALKER TO APPROVE THE FOLLOWING CONSENT AGENDA ITEMS WITH THE STIPULATION THAT WE ADD SPECIAL MEETING MINUTES TO NEXT AGENDA AND ALSO ADD THAT SCOTT NEEL WAS PRESENT AT THE LAST MEETING:
 - A. MINUTES FROM AUG. 12 ,2025
 - B. ACCOUNTS PAYABLE AUG. 1, THROUGH AUG. 31, 2025
4. DISCUSSION CONCERNING THE POSSBILITY OF SEPARATING THE DISCUSSION OF THE AGENDA ITEM FROM THE VOTE ON THE AGENDA ITEM. CINDY JACKSON STATED THAT SHE BELIEVES THIS IS THE TRUSTEE'S MEETING AND SHOULD BE USED TO GATHER DATA AND/OR ASK QUESTIONS SO SHE WOULD LIKE TO CHANGE THE AGENDA PROCESS TO PUT DISCUSSION ON ONE LINE ITEM AND VOTE ON THE FOLLOWING LINE ITEM SO EVERYONE HAS THE OPPORTUNITY TO ASK QUESTIONS AND NOT BE SHUT DOWN WHEN THEY WISH TO DISCUSS AGENDA ITEMS. DON DIDIER ASKED ABOUT PLACING A TIME LIMIT ON DISCUSSION OR SO MUCH TIME PER TRUSTEE TO DISCUSS. NICK ADVISED THE BOARD CAN SET PARAMETERS ON HOW AN AGENDA IS POSTED. LEGALLY YOU CAN ALSO SET TIME LIMITS BUT IT MUST BE "REASONABLE", HOWEVER REASONABLE IS NOT IDENTIFIED. HE ADVISED THIS IS A LARGE GRAY AREA SO THE TRUSTEES NEED TO WORK TOGETHER AND FIND SOME COMMON GROUND. IF YOU DECIDE TO PLACE TIME LIMITS OR BECOME TOO RESTRICTIVE IT MAKE THINGS MUCH MORE DIFFICULT. LYNDSEE LYONS SAID SHE DOESN'T BELIEVE WE NEED TIME LIMITS WE ALL JUST NEED TO WORK TOGETHER. JAMES BOSTON ADVISED HE IS GOOD WITH DISCUSSION HE JUST WANTS TO SEE US BE ABLE TO DISCUSS AND MOVE ON TO THE VOTE AND NOT TO GET HUNG UP FOR LONG PERIODS OF TIME IN DISCUSSION. ROY WALKER ADVISED IF YOU BELIEVE YOU HAVE QUESTIONS OR CONCERNS SPEAK WITH THE DEPARTMENT HEADS AHEAD OF TIME.

5. LYNDSEE LYONS MADE A MOTION SECONDED BY CINDY JACKSON TO SEPARATE AGENDA LINE ITEMS, ONE LINE ITEM FOR DISCUSSION, FOLLOWED BY ANOTHER LINE ITEM TO VOTE ON AGENDA ITEM PREVIOUSLY DISCUSSED

JAMES BOSTON – YES
DON DIDIER – NO
ROY WALKER – NO
CINDY JACKSON – YES
LYNDSEE LYONS – YES

6. ROY WALKER MADE A MOTION, SECONDED BY CINDY JACKSON TO OPEN BIDS FOR THE RESURFACING OF S. GRAY ST

JAMES BOSTON-YES
DON DIDIER- YES
ROY WALKER-YES
CINDY JACKSON- YES
LYNDSEE LYONS – YES

*THERE WAS A LOT OF DISCUSSION UPON OPENING THE BIDS ABOUT THE BID ADVERTISEMENTS NOT BEING RAN LONG ENOUGH BEFORE OPENING BIDS AND THE BID DESCRIPTION ITSELF. LYNDSEE LYONS ASKED CONTRACTORS THAT WERE IN THE AUDIENCE HOW THEY LEARNED ABOUT THE BID ADVERTISEMENT. BART ROGERS ADVISED HE LEARNED ABOUT IT THROUGH ANOTHER CONTRACTOR AND IT WAS EXTREMELY SHORT NOTICE. AMANDA GOLDSMITH ADVISED SHE AGREES IT DID NOT RUN LONG ENOUGH, BUT IT WAS SENT OUT FOR BIDS AS SOON AS THE SPECS WERE GIVEN TO HER. SHE FELT THE JOB DESCRIPTION WAS VERY WELL EXPLAINED AND SPELLED OUT BUT AGREES IT WAS NOT ADVERTISED FOR LONG ENOUGH PRIOR TO REQUESTING BIDS BE SUBMITTED. THE CONVERSATION GOT HEATED BETWEEN SEVERAL PEOPLE INCLUDING CONTRACTORS, TOWN EMPLOYEES AND TRUSTEES AND IT WAS BROUGHT UP THIS IS EXACTLY WHY WE NEED TO HAVE AN ENGINEER GUIDING THESE PROJECTS.

AFTER THE BIDS WERE ORGANIZED AND REVIEWED IT WAS CLEAR NOT ALL CONTRACTORS BIDDED THIS JOB IN THE SAME MANOR OR AS IT WAS REQUESTED IN THE ADVERTISEMENT, BIDS WERE READ ALOUD AND THEN A MOTION WAS MADE

LYNDSEE LYONS MADE A MOTION, SECONDED BY CINDY JACKSON TO RE-BID S. GRAY ST. USING AN ENGINEERING FIRM

JAMES BOSTON-NO
DON DIDIER- NO
ROY WALKER-NO
CINDY JACKSON- YES
LYNDSEE LYONS – YES

*LYNDSEE LYONS STATED THIS WAS NOT BEING HANDLED PROFESSIONALLY AND SHE WAS NO LONGER GOING TO STAY A PART OF THIS DISCUSSION AND LEFT THE MEETING.

FOLLOWING LYNDSEE LYONS EXIT A NEW MOTION WAS MADE

JAMES BOSTON MADE A MOTION, SECONDED BY CINDY JACKSON TO TAKE NO ACTION ON THE BIDS FOR S. GRAY ST. AT THIS TIME

JAMES BOSTON- YES
DON DIDIER- YES
ROY WALKER - YES
CINDY JACKSON- YES

7. DISCUSSION CONCERNING THE POSSIBILITY OF REQUIRING ENGINEERING APPROVAL SIGN OFFS DURING THE PLANNING PHASE, PRIOR TO CONSTRUCTION ON ALL STREET PROJECTS: CINDY JACKSON STATED SHE FEELS SCOTT NEEL CAN DO A GOOD JOB FOR US BUT REGARDLESS OF WHO THE ENGINEER IS SHE BELIEVES WE HAVE THE FUNDS AND WE SHOULD BEGIN REQUIRING AN ENGINEER APPROVAL. JAMES BOSTON STATED HE WOULD LIKE TO GO OUT FOR BIDS FOR AN ENGINEER. SCOTT NEEL WAS PRESENT AND DID ADVISE IT IS CUSTOMARY TO HAVE AN ENGINEER ON THE PROJECT AS IT HELPS WITH MANY OF THE ISSUES WE SAW TODAY. BUT WE DO NOT PLACE A BID FOR ENGINEERS, WE SHOULD SOLICIT FOR AN ENGINEER BY ADVERTISING FOR ENGINEERING SERVICES AND AN ENGINEER SHOULD THEN BE SELECTED UPON QUALIFICATIONS, NOT PRICE. HE ADVISED THE OK STATE LICENSE BOARD REGULATES ENGINEERS ON WHAT THEY CAN CHARGE AND IT IS BASED ON THE SIZE OR COST OF THE PROJECT.

8. CINDY JACKSON MADE A MOTION SECONDED BY JAMES BOSTON TO REQUIRE ENGINEERING APPROVAL SIGNS OFFS ON FUTURE STREET PROJECTS

JAMES BOSTON-YES
DON DIDIER- YES
ROY WALKER-YES
CINDY JACKSON- YES

9. DISCUSSION CONCERNING RENTAL PROPERTY INSPECTION PROCESSES AND THE TIME LIMITATION ON A CERTIFICATE OF OCCUPANCY: CINDY JACKSON STATED THIS WAS ACTUALLY LYNDSEE'S AGENDA ITEM AND SHE HAS LEFT THE MEETING AND SHE WOULD LIKE HER INPUT PRIOR TO MAKING ANY DECISIONS. SHE ALSO STATED SHE BELIEVES OUR PROCESS MAY BE GOUGING PEOPLE AND SHE DOESN'T BELIEVE WE SHOULD BE CHARGING THESE FEES AS OFTEN AS WE ARE CURRENTLY. JIM HOWARD STATED THIS HAS ONLY AROSE DUE TO A COUPLE OF LANDLORDS BEING UPSET ABOUT US CHARGING THESE FEES THAT THE MAJORITY OF TENANTS ARE HAPPY THAT WE ARE DOING THESE INSPECTIONS.

10. CINDY JACKSON MADE A MOTION, SECONDED BY JAMES BOSTON TO TABLE AMENDING THE RENTAL PROPERTY INSPECTION PROCESSES AND TIME LIMITATION ON CERTIFICATE OF OCCPANCIES AT THIS TIME

JAMES BOSTON-YES
DON DIDIER- NO
ROY WALKER-NO
CINDY JACKSON- YES

*A SECOND MOTION WAS MADE AS THE FIRST RESULTED IN A TIE

ROY WALKER MADE A MOTION, SECONDED BY DON DIDIER TO TAKE NO ACTION CONCERNING THE POSSIBILITY OF AMENDING OF RENTAL PROPERTY INSPECTION PROCESSES AND TIME LITMATIONS ON CERTIFICATE OF OCCUPANCIES

JAMES BOSTON-YES
DON DIDIER- YES
ROY WALKER- YES
CINDY JACKSON- NO

11. DON DIDIER MADE A MOTION, SECONDED BY JAMES BOSTON TO DONATE \$3000 WORTH OF CANDY TO THE POCOLA ELEMENTARY TRUNK OR TREAT FROM THE CHOCTAW COMMUNITY PARTNER FUNDS

JAMES BOSTON-YES
DON DIDIER- YES

ROY WALKER-YES
CINDY JACKSON- YES

12. ROY WALKER MADE A MOTION, SECONDED BY JAMES BOSTON TO ACCEPT THE RESIGNATION OF POLICE OFFICER GARY MATHIS

JAMES BOSTON-YES
DON DIDIER- YES
ROY WALKER-YES
CINDY JACKSON- YES

13. DISCUSSION CONCERNING PLANS OR NEXT STEPS FOR THE COMMUNITY CENTER LOCATED AT 106 S. POCOLA BLVD: JOHN LIMBOCKER ADVISED HE IS WORKING WITH THE CHOCTAW NATION ON GRANTS TO HELP PAY FOR A PORTION OF THE REMODEL NEEDED TO GET THIS COMMUNITY CENTER IN THE SHAPE WE WANT IT. HE STATED HE WOULD LIKE TO SEE US GET IT RUNNING AND RENTABLE ORDER FOR THE TIME BEING AND CONTINUE TO WORK ON GRANT FUNDING TO HELP WITH THOSE COSTS AND FOR FUTURE COSTS AS WE CONTINUE TO IMPROVE ON THE LOCATION. HE ADVISED UP FRONT TO GET THE BUILDING IN RENTABLE SHAPE WE NEED TO WORK ON BATHROOMS, HANDICAP PARKING IN FRONT, SOME ELECTRICAL WORK AND LIGHTING. HE STATED SEVERAL LOCAL CONTRACTORS HAVE AGREED TO DONATE THEIR LABOR ON THIS REMODEL AS LONG AS WE TAKE CARE OF PURCHASING THE MATERIALS. ALLAN WRIGHT HAS AGREED TO DONATE PLUMBING WORK LABOR AND TERRY SMITH FOR THE LABOR FLOOR CLEANUP UP TO THE POINT OF LAYING A NEW FLOOR. JOHN ADVISED HE BELIEVES WE CAN GET IT IN USABLE ORDER FOR APPROX \$70,000.00. CINDY JACKSON AGREED WE SHOULD LET THOSE THAT HAVE VOLUNTEERED TO DONATE LABOR DO THOSE JOBS. ROY WALKER STATED HE BELIEVES BATHROOMS, APPLIANCES, FLOORING, AND WALLS ARE AT THE TOP OF LIST AND IS JUST READY TO GET IT IN USABLE SHAPE AND CONTINUE TO IMPROVE THE STRUCTURE OVER TIME.

14. ROY WALKER MADE A MOTION SECONDED BY JAMES BOSTON TO SET A SPENDING LIMIT OF \$100,000.00 TO START ON THIS PROJECT AND IN THAT AMOUNT WE SHOULD TAKE CARE OF HANDICAP PARKING IN FRONT OF THE BUILDING, APPLIANCES, 1 FAMILY BATHROOM, ELECTRICAL WORK, SHEETROCK, AND FRAMING UP WALLS

JAMES BOSTON-YES

DON DIDIER- YES
ROY WALKER-YES
CINDY JACKSON- YES

15. MONTHLY REPORTS:

WAYNE BARNETT: CITATIONS WERE DOWN ABOUT 1% FOR AUGUST OF LAST YEAR. WE HAD 208 SERVICE CALLS FOR AUGUST. THE WEAPONS UPGRADES ARE ALMOST COMPLETE LOOKING TO FINISH UP THIS WEEK. WE NOW HAVE 2 OFFICERS ON EACH NIGHT SHIFT. WE HELD A CHOCTAW LANGUAGE CLASS LAST SATURDAY AND HAD OFFICERS FROM POCOLA, PANAMA, AND CHOCTAW NATION PRESENT. JOSHUA DANNEY HELD THIS CLASS FOR OFFICERS AND IT WENT VERY WELL, LOOKING TO OFFER ANOTHER CLASS IN THE FUTURE. GARY SUMMER WILL BE ATTENDING LEDT TRAINING OCT 27-31ST, TRAINING IS FREE, MAY POSSIBLY HAVE TO PAY \$20/NIGHT FOR LODGING AND THIS IS TO WORK TOWARDS OUR PLANS FOR 2027 OHSO GRANT FOR A TEEN DRIVER SAFETY COURSE. EVERYTHING IS RUNNING GOOD.

JOHN LIMBOCKER ON BEHALF OF JIM HOWARD: STREET DEPARTMENT IS WORKING HARD TO FILL POT HOLES; THEY HAVE BEEN WORKING ON BEATY AVE. AS WELL BUT ARE BEING MINDFUL OF THE CONSTRUCTION GOING ON IN THAT AREA BEFORE GOING TO FAR IN DEPTH WITH REPAIRS. HE ALSO STATED THEY ARE OUT TODAY WITH SIDEBOOM AND MOWING. CINDY JACKSON ASKED IF JJ HAS CHECKED INTO A SYCLE FOR THE TRACTOR AND JOHN ADVISED HE HAS BUT IS GOING TO CONTINUE LOOKING BECAUSE THEY ARE HAVING TROUBLE FINDING ONE THAT FITS OUR TRACTOR. SHE ALSO INQUIRED IF SCOTT NEEL HAD LOOKED AT BUTLER & CUMMINGS AND JOHN ADVISED HE HAS LOOKED AT THAT AREA. THE AREA IS IN A FLOODPLAIN AND YOU CAN'T PUT ENOUGH TIN HORNS OR FIXES IN PLACE TO KEEP WATER OUT ALL THE TIME. HE ADVISED THE CULVERTS ARE CORRECT WHERE THEY ARE CURRENTLY AS THEY ROUTE WATER TO THE FLOW OF THE CREEK. CINDY ALSO ASKED IF KENNEDY AUTO COLLISION WAS NEW TO TOWN AND WE ADVISED THEY HAVE BEEN HERE FOR A COUPLE OF YEARS.

16. NEW BUSINESS: MICHAEL STEPHENS FROM CRAFTON TULL WAS PRESENT FOR THE MEETING AND ALSO BROUGHT ALONG TRUETT SMITH THEIR PLANNER TO INTRODUCE TO THE TRUSTEES. TRUETT HAS HAD A LONG CAREER IN COMMUNITY DEVELOPMENT AND JUST WANTED TO BE INTRODUCED TO THE COUNCIL.

CINDY JACKSON ADVISED TO HAVE JIM KEEP LOOKING FOR A SYCLE AND THAT WE ALSO NEEDED TO FIGURE OUT TRASH SITUATION AND HOW WE ARE GOING TO HANDLE SANITATION SERVICES NOW THAT WE HAVE PRESENTED CARDS WITH THE LETTER OF NON-RENEWAL.

17. ROY WALKER MADE A MOTION, SECONDED BY JAMES BOSTON TO
ADJOURN

JAMES BOSTON-YES
DON DIDIER- YES
ROY WALKER-YES
CINDY JACKSON- YES