

**MINUTES
CITY COUNCIL
CITY OF HARRAH
19625 NE 23RD STREET
HARRAH, OKLAHOMA
REGULAR MEETING
PUBLIC HEARING
THURSDAY, SEPTEMBER 18TH, 2025**

Call to Order Mayor Wiegert called the meeting to order at 6:00 pm.

Roll Call Roll was called by Tina Rodriguez

Present: Paul Wiegert, Mayor
Jennifer McCammond, Ward 1
Tim Rudek, Ward 2
Bill Lisby, Ward 3
Steve Scalzo, Vice Mayor
Also Present: Patrick Neville, on behalf of the City Attorney
Matt Mears, City Manager

Flag Salute was led by Matt Mears

Invocation was given by Paul Wiegert

1. Citation of Recognition for Caden T. Blake
2. Consent Agenda: any item can be removed for further discussion
 - a. Minutes of the 9.4.25 Regular meeting

A motion was made by Scalzo and seconded by McCammond to approve the Consent Agenda items as presented.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo

NAY: None

MOTION PASSED

3. Discussion and action on items removed from the consent agenda

None.

4. Review, consideration and possible action regarding:
 - a. Ordinance No. 2025-14 amending Section 12-311 of Part 12 Planning, Zoning and Development pertaining to the Uses Permitted under the CBD Central Business District (Staff Report)

A motion was made by McCammond and seconded by Rudek to approve the adoption of Ordinance No. 2025-14.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo

NAY: None

MOTION PASSED

- b. Abatement of the following properties:

- i. 20579 Brush Creek Blvd - Dilapidated Structure
- ii. 20848 E Holden St. - Dilapidated Structure
- iii. 18139 Ridgewood Ave - Dilapidated Structure

20579 Brush Creek Blvd. -

Chief Burns advised Council that property has been an issue since 2014, recent attempts to make contact with the owner have been unsuccessful. Property cannot be secured, roof is collapsing, structure is crumbling, there is black mold and vermin inside. Recommend abatement of the structure.

A motion was made by McCammond and seconded by Rudek to approve the abatement of 20579 Brush Creek Blvd.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo

NAY: None

MOTION PASSED

20848 E Holden St -

Chief Burns advised Council that the owner of the property is deceased, the heir wants nothing to do with the property. Property is mold infested, cannot be secured, lot is overgrown, hole in ceiling. Recommend abatement of structure.

A motion was made by Rudek and seconded by Lisby to approve the abatement of 20848 E Holden St.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo

NAY: None

MOTION PASSED

18139 Ridgewood Ave -

Chief Burns advised Council that this property was hit in the November 3rd tornado, property was damaged, owners do not have insurance. The property is unsecured, has high grass and weeds, back wall is missing and roof is open. Property owner's brother, Darryl, said that he has been working with some people to repair the house. He stated that he had a structural engineer come in and the structure is salvageable, he was working with a contractor however the contractor backed out. Owner requested a 90 day extension. Darryl continued to explain where they were at in the process. Council requested they bring in the letter from the Structural Engineer and the plans that had been drawn up by the prior contractor, that they secure the structure and clean up the property and open spaces be covered with orange netting and no trespassing signs be posted. Council also requested verification of financial ability to complete repairs. Council wants the structural engineer plans and letter to the City Manager by next week, allow 4 weeks to complete the requested documents and steps to secure the structure and get a dumpster to begin cleanup.

A motion was made by McCammond and seconded by Lisby to direct the City Manager to work with the owner or their representatives for the 18139 Ridgewood Ave. property over the next 4 weeks and report back at the October 16th meeting with progress, to include cleaning up the property, resolving other code enforcement issues, putting up orange construction barriers, posting no trespassing signs, and to submit the structural engineer reports and plans to the City Manager for review.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo

NAY: None

MOTION PASSED

- c. Building Use and Management Agreement (Version 1 or Version 2) with the Harrah Chamber of Commerce

A motion was made by Scalzo and seconded by Lisby to approve the Chamber Building Use and Management Agreement Version 2 with changes to #4 to clarify that they do not have to leave the property in better condition or bring it up to code, change #15.C. to Biennial, change #15.D.4. Substituting the requirement that they report how many Chamber members there are to reporting how many businesses contacted the Chamber in regards to Economic Development questions, and set the agreement for a term of 5 years, pending Chamber approval.

YAY: Lisby, Scalzo

NAY: Wiegert, McCammond, Rudek

MOTION FAILED

- d. Approval of the Settlement Agreement with Oklahoma Hazmat and Remediation, LLC in the amount of \$114,000.00 and payment thereof.

A motion was made by McCammond and seconded by Rudek to accept the Settlement Agreement in the amount of \$114,000.00 with Oklahoma Hazmat and Remediation, LLC and authorize payment out of Harrah Public Works Authority.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo

NAY: None

MOTION PASSED

- e. Resolution #09182025CC1 authorizing the application of a REAP grant for four Floating Mixers for the SRB Tanks and a Grit Chamber for the Waste Water Treatment Plant

A motion was made by Rudek and seconded by Lisby to approve Resolution #09182025CC1 authorizing the application of a REAP grant for four Floating Mixers and a Grit Chamber.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo

NAY: None

MOTION PASSED

- f. Resolution #09182025CC2 authorizing the application of a REAP grant for Sidewalks and Street Lights on Tim Holt Dr.

A motion was made by Rudek and seconded by Lisby to approve Resolution #09182025CC2 with the amendment to change the resolution to be for sidewalks and street signs.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo
NAY: None

MOTION PASSED

5. City Manager's Report

- Park Board Special Minutes 8.20.25
- Planning Commission Special Minutes 8.25.25

City Manager gave his report.

6. Executive Session: discussion and possible action on, request under provision:

- 25 O.S. Sec 307 (B)(1) pertaining to review and discussion of the City Manager's employment
 - Vote to enter Executive Session
 - EXECUTIVE SESSION
 - Return to open session
 - Possible action regarding item(s) discussed in Executive Session

A motion was made by Rudek and seconded by Lisby to enter into Joint Executive Session with the Harrah Public Works Authority to discuss item 6.a.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo
NAY: None

MOTION PASSED

Entered Executive Session at 8:08 pm.

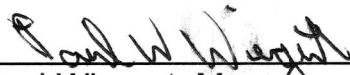
Returned to open session at 9:01 pm.

A motion was made by McCammond and seconded by Rudek to empower the Mayor to proceed as discussed in the Executive Session.

YAY: Wiegert, McCammond, Rudek, Lisby, Scalzo
NAY: None

MOTION PASSED

With no further business the meeting **adjourned at 9:02 pm.**


Paul Wiegert, Mayor




Tina Rodriguez, City Clerk