

Conference Room 205  
Southeast Expo Center  
December 11, 2008

The McAlester City Council met in Special Session on Thursday, December 11, 2008, at 4:00 P.M. after proper notice and agenda was posted December 5, 2008, at 12:15 P.M.

### **CALL TO ORDER**

Mayor Priddle called the meeting to order. Council Roll Call was as follows:

Present: Chris Fiedler, John Browne, Buddy Garvin, Sam Mason & Mayor Priddle  
Absent: Donnie Condit & Haven Wilkinson  
Presiding: Kevin E. Priddle, Mayor

Staff Present: Mark Roath, City Manager; David Medley, Utilities Director and Cora Middleton, City Clerk

### **SCHEDULED BUSINESS**

**1. Discussion, and possible action, on a preliminary design for the Southside Park. (Tim Wynn, Wynn Associates)**

Mayor Priddle explained that the only item on tonight's agenda was the preliminary designs for the Southside Park and that a few months ago the Council had approved engaging Wynn Associates to develop those designs. He then asked Tim Wynn to review the designs that he was presenting to the Council.

Mr. Wynn stated that he contacted civil engineers, Mehlburger and Brawley, because he felt it was important to engage the help of experts in this field. He then reviewed their goals and objectives which were, 1). Ingress and egress; 2). What utilities were available; 3). Storm drainage; 4). Lot sizes; 5). Controlling the usage of the Park, (he felt that low to moderate industrial would be appropriate); 6). Building covenants that might exist; and 7). That the property remain open until potential businesses had a chance to detail what they wanted or needed. He then turned the discussion over to Robert Vaughan of Mehlburger and Brawley.

Mr. Vaughan commented that the limited access to the property would require road improvement and having good access to the property was priority number one. He stated that there were three (3) potential access roads. At the present time, Elks Road was the only entrance to the property and there were limitations to that access. If it were to be used as the access, there would be impact to the surrounding property owners. He reviewed several options for access roads to the property and their pros and cons. Mr. Vaughan reviewed the site utilities, the possibility of upgrading the sewer lift station, the drainage concerns and the control of storm water. He added that securing easements should be first priority.

There was further discussion among the Council, Mr. Vaughan, Mr. Roath, Jim Mills and Mr. Wynn concerning access into the property, the control of drainage and storm water, the various sizes of tracts in the park, the possibility of selling some of the land to private citizens, the strengths of the land, including its' proximity to the Airport, the Army Ammunition Plant and the Choctaw Nation facilities and the concerns about financing any improvements to the property. The suggestion was made to lay a gravel road through the property for initial access.

Dr. Miller of MEDS commented that having someone market the park could be beneficial.

Mr. Wynn recommended that the Council study the three (3) proposed designs, develop one (1) that they all like and put it into a brochure. He added that it was also possible to leave the property as it was and to put that into a brochure.

The Council agreed that there was no need to rush to a decision and they did need to study the proposed layouts in more detail.

**ADJOURNMENT**

There being no further business to come before the Council, Councilman Fiedler moved for the Special Meeting to be adjourned. The motion was seconded by Councilman Browne and the vote was taken as follows:

AYE: Councilman Browne, Garvin, Mason, Fiedler & Mayor Priddle

NAY: None

Mayor Priddle declared the motion carried, and the meeting was adjourned at 6:36 P.M.

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Kevin E. Priddle, Mayor

ATTEST:

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Cora Middleton, City Clerk