



McAlester City Council

NOTICE OF MEETING

Regular Meeting Agenda

Tuesday, August 22, 2017 – 6:00 pm
McAlester City Hall – Council Chambers
28 E. Washington

John Browne	Mayor
Weldon Smith	Ward One
Cully Stevens	Ward Two
Travis Read.....	Ward Three
Robert Karr, Vice Mayor	Ward Four
Buddy Garvin	Ward Five
Jason Barnett.....	Ward Six
Peter J. Stasiak	City Manager
William J. Ervin	City Attorney
Cora M. Middleton.....	City Clerk

This agenda has been posted at the McAlester City Hall, distributed to the appropriate news media, and posted on the City website: www.cityofmcalester.com within the required time frame.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The McAlester City Hall is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Clerk's Office at 918.423.9300, Extension 4956.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

ROLL CALL

RECOGNITION AND AWARDS

Employee of the Month for April, 2017 is Doug Basinger, Safety Officer for the City of McAlester. *(John Browne, Mayor)*

Employee of the Month for June, 2017 is Tommy Hill, Streets Foreman for the City of McAlester. *(John Browne, Mayor)*

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. Council requests that comments be limited to five (5) minutes.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Approval of the Minutes from the July 25, 2017, Regular Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- B. Approval of Claims for August 2, 2017 through August 15, 2017. *(Toni Ervin, Chief Financial Officer)*
- C. Consider and act upon, a request from Eastern Oklahoma State College to partner with them for the rental fee for the use of the Southeast Expo Center for an ACT Prep Workshop for students in southeastern Oklahoma set for September 19, 2017 in the amount of \$315.00. *(Ann Wilson, Expo Manager)*
- D. Consider and act upon, a request from Eastern Oklahoma State College a request from Eastern Oklahoma State College, to partner with them for the rental fee for the use of the Southeast Expo Center for a Career and College Tour for area students set for October 11 & 12, 2017 in the amount of \$2,000.00 *(Ann Wilson, Expo Manager)*
- E. Consider and act upon, authorizing the Mayor to sign a Resolution supporting continued participation in the Main Street Program. *(Amy Newman, Executive Director McAlester Main Street)*
- F. Consider and act upon, authorizing the Mayor to sign a Public Works Project Contract between the Oklahoma Department of Corrections and the City of McAlester. *(Mel Priddy, Community Services Director)*
- G. Consider and act upon, to approve a Mutual Aid Inter-Local Agreement between the Pittsburg County Sheriff's Office and the City of McAlester. *(Gary Wansick, Chief of Police)*

- H. Consider and act upon, to approve a County Jail Services Agreement between the City of McAlester and the Pittsburg County Criminal Justice Center. *(Gary Wansick, Chief of Police)*

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC HEARING

All persons interested in any ordinance listed under Scheduled Business shall have an opportunity to be heard in accordance with Article 2, Section 2.12(b) of the City Charter.

- Conduct a Public Hearing on structures deemed by City Staff to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood.

SCHEDULED BUSINESS

1. Consider and act upon, a resolution declaring certain structures as dilapidated and detrimental to the health, safety, or welfare of the general public. *(Jayme Clifton, Director, George Estrada, Building Inspector)*

Executive Summary

Upon the conclusion of the Public Hearing, Motion to approve a resolution declaring certain structures as dilapidated and detrimental to the health, safety, or welfare of the general public.

2. Consider and act upon, a Use Permit After Review in the Wade Watts Corridor for the use of the property on E Wade Watts Avenue, described as Lot 2 & Lot 7, in Block 457, South McAlester, Pittsburg County, State of Oklahoma for a “car wash”. *(Jayme Clifton, Director Community & Economic Development)*

Executive Summary

Motion to approve a Use Permit After Review in the Wade Watts Corridor for the use of the property on E Wade Watts Avenue, described as Lot 2 & Lot 7, in Block 457, South McAlester, Pittsburg County, State of Oklahoma for a “car wash” and to authorize the Mayor to sign the Use Permit after Review approval form.

3. Consider and act upon, accepting Change Order #1 for six (6) Weather Days only, there will be no increase or decrease in the contract amount, only an extension in days for the duration of the contract, and authorizing the Mayor to sign the Change Order to Gipson Construction for these weather days. *(Kevin Hardwick, Sr. Eng. Tech.)*

Executive Summary

The recommendation is to accept the Change Order with Gipson Construction for the six (6) Weather Days, to replace a portion of Storm Water Drainage Pipe that has been destroyed.

4. Consider and act upon, authorization for the Mayor to sign the Application for Federal Assistance (Form SF-424) and any other grant related documents for Federal assistance from the FAA. *(David Horinek, Public Works)*

Executive Summary

Motion to approve and authorize the Mayor to sign a grant application and any other grant related documents for Federal assistance from the FAA.

5. Consider and act upon, Amendment No. 2 to the consulting and design services agreement for Project 3-40-0057-015-2017 (Rehabilitate Runway 2/20 and Connecting Taxiways) with LBR, Inc. to revise the existing runway safety area (RSA) evaluation to comply with the ARP SOP 8.0 including a high level cost estimate. *(David Horinek, Public Works)*

Executive Summary

Motion to approve and authorize the Mayor to sign Amendment No. 2 to the consulting and design services agreement Project 3-40-0057-015-2017 to revise the existing runway safety area (RSA) evaluation to comply with the ARP SOP 8.0 including a high level cost estimate. This was requested by the FAA representative.

6. Discussion and update on Financials. *(Toni Ervin, Chief Financial Officer)*

Executive Summary

Discussion.

7. Discussion of the use of tax increment financing (TIF) for community and economic development projects. Consideration of two potential tax increment financing (TIF) districts within McAlester. *(Kirk Ridenour, Director Economic Development)*

Executive Summary

Discussion.

8. Consider and act upon the proposed tax increment financing (TIF) districts. *(Kirk Ridenour, Director Economic Development)*

Executive Summary

Motion to authorize the Mayor to execute an agreement between the City of McAlester and Ervin & Ervin, Attorneys at Law, L.L.P., not to exceed \$30,000, for the creation of two tax increment financing (TIF) districts within the McAlester City limits. Additionally, authorize the appointment of a member of the McAlester City Council to serve as the Chairman of the TIF Review Committee.

NEW BUSINESS

Any matter not known or which could not have been reasonably foreseen prior to the time of posting the Agenda in accordance with Sec. 311.9, Title 25, Oklahoma State Statutes.

CITY MANAGER'S REPORT (Peter J. Stasiak)

- Report on activities for the past two weeks.

REMARKS AND INQUIRIES BY CITY COUNCIL

MAYORS COMMENTS AND COMMITTEE APPOINTMENTS

RECESS COUNCIL MEETING

CONVENE AS McALESTER AIRPORT AUTHORITY

Majority of a Quorum required for approval

- Approval of the Minutes from the August 8, 2017, Regular Meeting of the McAlester Airport Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item B, regarding claims ending August 15, 2017. *(Toni Ervin, Chief Financial Officer)*
- Confirm action taken on City Council Agenda Item 4, authorization for the Mayor to sign the Application for Federal Assistance (Form SF-424) and any other grant related documents for Federal assistance from the FAA. *(David Horinek, Public Works)*
- Confirm action taken on City Council Agenda Item 5, Amendment No. 2 to the consulting and design services agreement for Project 3-40-0057-015-2017 (Rehabilitate Runway 2/20 and Connecting Taxiways) with LBR, Inc. to revise the existing runway safety area (RSA) evaluation to comply with the ARP SOP 8.0 including a high level cost estimate. *(David Horinek, Public Works)*

ADJOURN MAA**CONVENE AS McALESTER PUBLIC WORKS AUTHORITY**

Majority of a Quorum required for approval

- Approval of the Minutes from the August 8, 2017, Regular Meeting of the McAlester Public Works Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item B regarding claims ending August 15, 2017. *(Toni Ervin, Chief Financial Officer)*
- Confirm action taken on City Council Agenda Item 3, acceptance of Change Order #1 for six (6) Weather Days only, there will be no increase or decrease in the contract amount, only an extension in days for the duration of the contract, and authorizing the Mayor to sign the Change Order to Gipson Construction for these weather days. *(Kevin Hardwick, Sr. Eng. Tech.)*

ADJOURN MPWA**CONVENE AS MCALESTER RETIREMENT TRUST AUTHORITY**

Majority of a Quorum required for approval

- Approval of the Minutes from the July 25, 2017 Regular Meeting of the McAlester Retirement Trust Authority. *(Cora Middleton, City Clerk)*
- Approval of Retirement Benefit Payments for the Period of August, 2017. *(Toni Ervin, Chief Financial Officer)*

ADJOURN MRTA**RECONVENE COUNCIL MEETING****EXECUTIVE SESSION**

Recess into Executive Session in compliance with Section Title 25 Section 307 B.2 et.seq. Oklahoma Statutes, to wit:

- Consider and Act to convene in Executive Session for the purpose of conferring on matters pertaining to Economic Development, including transfer or purchase of real property and discussion of option to purchase real property per Title 25 Oklahoma Statute Sec. 307 B(3) & C(9).
- Consider and act to convene in Executive Session pursuant to Title 25, Sec. 307 (B) (4) for Confidential communications between a public body and its attorney concerning pending investigations, claims, or actions.

RECONVENE INTO OPEN SESSION**ADJOURNMENT****CERTIFICATION**

I certify that this Notice of Meeting was posted on this _____ day of _____ 2017 at _____ a.m./p.m. as required by law in accordance with Section 303 of the Oklahoma Statutes and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of McAlester website: www.cityofmcalester.com.

Cora M. Middleton, City Clerk