

The McAlester City Council met in a Special session on Tuesday, September 5, 2017, at 5:30 P.M. after proper notice and agenda was posted, August 31, 2017, at 3:59 P.M.

**Call to Order**

Mayor Browne called the meeting to order.

**Roll Call**

Council Roll Call was as follows:

Present: Weldon Smith, Cully Stevens, Travis Read, Jason Barnett & John Browne  
Absent: Robert Karr & Buddy Garvin  
Presiding: John Browne, Mayor

Staff Present: Peter Stasiak, City Manager; Toni Ervin, CFO; David Horinek, Public Works Director; Kirk Ridenour, Economic Development Director and Cora Middleton, City Clerk

**Scheduled Business**

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

Executive Summary  
Discussion.

Director Ridenour distributed a handout to the Council that described how a TIF worked.

Vice-Mayor Karr arrived at 5:31 P.M.

Director Ridenour reviewed what a TIF was and how it worked. He explained the steps that had to be taken during the creation of a TIF, what the Council's role was, who would need to be on the Review Committee, what taxes could be used for the TIF, how the baseline could be set, what could be done with the revenue collected by a TIF and where the revenues could be used.

There was a lengthy discussion concerning how property tax could be affected by a TIF, how long a TIF could exist, what the life of a TIF was governed by, how everything at this time was just a concept, how the Review Committee was created, what the Review Committee's responsibilities would be, what the proposed contract with the Ervin Law Firm was for, the possibility of regularly doing pass through payments to the taxing entities, how public input would be obtained and who would have the final approval of the TIF.

Mayor Browne reviewed the steps of creating the TIF Review Committee, the creation of the Plan and who would approve the Plan.

The following citizens addressed the Council expressing their concerns regarding the TIF; Hollis Hall, 1008 E. Creek; Randy Hughes, 727 N. 4<sup>th</sup>; Michelle Fields, Pittsburg County Assessor; Zach Prichard, 520 S. 2<sup>nd</sup>; Steve Hartnick, Oklahoma City; Kristine Hermsmeyer, 209 E. Osage; and Chad Gray, 508 Garden Lane.

There was no vote on this item.

2. Discussion of the expiring Economic Development and School Bonds and future bonding and sales tax initiatives. (*Peter Stasiak, City Manager*)

Executive Summary  
Discussion.

Manager Stasiak addressed the Council informing them that the City had two (2) 1/4¢ Sales tax issues that expire September 2018, one (1) was for the School and the other was for Economic Development. He added that each of those sales tax generated about \$960,000 per calendar year. He commented that the City needed to look at reestablishing both of those sales tax. He then reviewed the five (5) areas that the City was required to take care of, which were Police and Fire, Water, Waste Water, and Streets, anything over that was extra. He distributed a sheet that listed the funding of outside entities and programs. He then reviewed the outside entity and program funding in detail and explained that that funding totaled \$523,648.00. He added that the City had received requests from three (3) more groups which at this time totaled \$365,500.00. Manager Stasiak reviewed the Budgeted expenditures for maintenance and repairs for fiscal year 2017/2018. He explained that the reason that this was being brought before the Council was to inform them of the need to raise revenue for the City. He added that for the last seven (7) years all departments' budgets have been cut and going forward it would become more difficult.

There was discussion concerning any change in sales tax would require the vote of the citizens, a timeline to bring this to the public, the other entities that would want to participate, infrastructure being a priority, and having Ward meetings to get as much public input as possible.

Michael Hall, 401 N. 2<sup>nd</sup> addressed the Council asking that they consider the library.

Randy Hughes, 727 N. 4<sup>th</sup> addressed the Council requesting that they keep the School in mind.

Steve Harrison, 37 Georgetown Circle addressed the Council commenting that it would be very important to get as much input from the public as possible.

Mayor Browne stated that the City would get as much input as possible and would put it out in as many avenues as possible.

There was no vote on this item.

### **Adjournment**

There being no further business to come before the Council, Councilman Smith moved for the meeting to be adjourned. The motion was seconded by Councilman Stevens.

There was no discussion, and the vote was taken as follows:

AYE: Councilman Smith, Stevens, Read, Karr, Barnett & Mayor Browne

NAY: None

Mayor Browne declared the motion carried, and the meeting was adjourned at 7:03 P.M.

ATTEST:

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John Browne, Mayor

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Cora Middleton, City Clerk