

Council Chambers
Municipal Building
January 6, 2011

The McAlester City Council met in Special session on Thursday, January 6, 2011 at 5:30 P.M. after proper notice and agenda was posted, January 4, 2011 at 3:43 P.M.

Call to Order

Mayor Priddle called the meeting to order.

Councilman Mason gave the invocation and led the Pledge of Allegiance.

Roll Call

Council Roll Call was as follows:

Present: Steve Harrison, John Browne, Robert Karr, Buddy Garvin, Sam Mason & Mayor Priddle

Absent: None

Presiding: Kevin E. Priddle, Mayor

Staff Present: Pete J. Stasiak, City Manager; John Modzelewski, Public Works Director/City Engineer; William J. Ervin, City Attorney and Cora Middleton, City Clerk

Workshop

1. Discussion of Southside Industrial Park.

Vice-Mayor Browne moved to open the discussion on the Southside Industrial Park (King Property). The motion was seconded by Councilman Harrison.

Before the vote, Manager Stasiak commented that he had requested this workshop at the last Council meeting. He stated that a couple of opportunities had been brought to the City's attention and he felt that it was prudent to have a discussion about what the Council/City wanted done with this property. He then reviewed the information that had been furnished to the Council. During his review he explained that the property totaled 118.76 acres, it was zoned as I-1 (Light Industrial), and it had been appraised at \$1,413,000.00 in March of 2009. He also explained that there was \$1,701,552.00 available in Economic Development Funds.

There was discussion among the Council that included Manager Stasiak and Gayla Duke concerning the projected budget for the last part of the fiscal year, funds available for economic development, balloon payments that were coming due for the ED bonds, the renderings that Tim Wynn had done for the Council displaying various options for development, the entrances to the property, other businesses that were in the vicinity of the property, improving the Elks Road that ran up to the property and making the road and entrance to the property appealing. The Council also discussed the challenges facing the development of the property, if the City needed another

industrial park or if it needed a business park, what types of businesses the City needed, not selling the land and losing control of how it was developed and what would work in the development.

During the meeting the Council received comments from Citizen Vickie Brown and MPower Executive Director Shari Cooper concerning the shopping area around the Wal-Mart Supercenter and their concerns about the traffic flow in and around the property.

At the conclusion of the discussion, Mayor Priddle remarked the consensus was that the Elk's Road needed to be redone, the zoning needed to be addressed, pursue the sale of the 1.5 acre section of property and work on the development of a master plan for the property.

Adjournment

There being no further business before the Council, Councilman Harrison moved for adjournment. The motion was seconded by Vice-Mayor Browne. There was no discussion, and the vote was taken as follows:

AYE: Councilman Harrison, Browne, Karr, Garvin, Mason & Mayor Priddle

NAY: None

Mayor Priddle declared the motion carried and the meeting was adjourned at 7:00 P.M.

Kevin E. Priddle, Mayor

ATTEST:

Cora Middleton, City Clerk