



# McAlester City Council

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## NOTICE OF MEETING

### REVISED Regular Meeting Agenda

Tuesday, January 14, 2014 – 6:00 pm  
McAlester City Hall – Council Chambers  
28 E. Washington

Steve Harrison .....	Mayor
Weldon Smith .....	Ward One
John Titsworth .....	Ward Two
Travis Read, Vice Mayor .....	Ward Three
Robert Karr .....	Ward Four
Buddy Garvin .....	Ward Five
Vacant .....	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](http://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

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*Announce the presence of a Quorum.*

#### INVOCATION & PLEDGE OF ALLEGIANCE

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J. T. Carnell of the First Church of the Nazarene

#### ROLL CALL

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#### SWEARING-IN CERMONY

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Judge Deborah Hackler will administer the Oath of Office to the Council member:

- Oath of Office – Council member, Ward 6, Jason Barnett

**CITIZENS COMMENTS ON NON-AGENDA ITEMS**

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*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**

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*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 December 10, 2013, Regular Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- B. Approval of the Minutes from the December 19, 2013, Rescheduled Regular Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- C. Approval of Claims for December 13, 2013 through January 7, 2014. *(Toni Ervin, Chief Financial Officer)*
- D. Accept and place on file the McAlester Main Street and Old Town Association, 2013 Wild West Festival Report. *(Eddie Gray, Old Town Association and Ginny Webb, Executive Director, McAlester Main Street)*
- E. Concur with Oklahoma Municipal Assurance Group recommendation to deny Claim No. 135426-KW. *(Cora Middleton, City Clerk)*
- F. Accept and place on file the Oklahomans for Independent Living (OIL) report for October, November and December 2013. *(Pam Pulchny, Executive Director O.I.L.)*

**ITEMS REMOVED FROM CONSENT AGENDA**

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**PUBLIC HEARING**

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*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.*

AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE AND ACCOMPANYING MAP THERETO KNOWN AS GENERAL ZONING ORDINANCE NO. 1843 (1989), BY CHANGING THE CLASSIFICATIONS OF THE ZONING DISTRICT FOR: LOTS 1 AND 2, ACCORDING TO THE SUBDIVIDED PLAT OF BLOCK 246 RECORDED IN PLAT BOOK 2 AT PAGE 11, FORMERLY DESCRIBED AS THE EASTERLY 50 FEET OF LOT 1 IN THE ORIGINAL PLAT, AND ALSO THE WESTERLY HALF OF VACATED 12<sup>TH</sup> STREET ADJACENT TO SAID LOT 1, ALL IN BLOCK 246, IN THE CITY OF MCALESTER, FORMERLY SOUTH MCALESTER, PITTSBURG COUNTY, STATE OF OKLAHOMA, FROM R1-B (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO H-1 (HEALTH FACILITIES DISTRICT).

AN ORDINANCE AMENDING SECTION 2.67, OF THE McALESTER CODE OF ORDINANCES; MORE PARTICULARLY BY AMENDING SECTION 1, "APPLICATION FOR USE OF SICK LEAVE BANK", ITEM "A" AND DECLARING AN EMERGENCY.

## **SCHEDULED BUSINESS**

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1. Consider and act upon exercising the City of McAlester's forty-five (45) day option to purchase a 1.2 acre tract of land at 3101 Elks Road (USDA Building), and as more particular described below, pursuant to paragraph "f" of the deed restrictions attached as Exhibit A to the November 14, 2011 Correction Warranty Deed conveying ownership of the property from the City of McAlester to A.R.M., Inc. The provisions of paragraph "f" have been triggered by a December 20, 2013 notice from A.R.M., Inc. documenting their proposed "transfer of business interest" in the property to a third party. *(Leroy Alsup, Director, Community and Economic Development)*

### **Executive Summary**

Motion to approve and act upon either exercising or not exercising the City of McAlester's forty-five (45) day option to purchase the 1.2 acre tract of land at 3101 Elks Road (USDA Building), and as more particular described in the agenda report, pursuant to paragraph "f" of the deed restrictions attached as Exhibit A to November 14, 2011 Correction Warranty Deed conveying ownership of the property from the City of McAlester to A.R.M., Inc.

2. Consider, and act upon authorizing the execution and submittal of Purchase Order No. 1609012483 to the Oklahoma Department of Commerce for a \$260,000 award to the City of McAlester from the Oklahoma Strategic Military Planning Commission for a study/assessment and a comprehensive plan for the BRAC/funding decreases and how the McAlester Army Ammunition Plant will adapt to the cuts. *(Leroy Alsup, Director, Community and Economic Development)*

### **Executive Summary**

Motion to approve and act upon authorizing the Mayor to sign and submit Purchase Order No. 1609012483 and any other related documents to the Oklahoma Department of Commerce to secure the \$260,000 award to the City of McAlester from the Oklahoma Strategic Military Planning Commission.

3. Consider and act upon a change in the zoning of Lots 1 and 2, Block 246, as more particularly described in the ordinance, from R-1B single-family residential district to H-1 health facilities district. *(Leroy Alsup, Director, Community and Economic Development)*

### **Executive Summary**

Motion to approve and act upon changing the existing zoning of Lots 1 and 2, Block 246, as more particularly described in the ordinance, from R-1B single-family residential district to H-1 health facilities district and authorizing the Mayor to sign the attached ordinance.

4. Discussion, and possible action, on approval of certain costs related to the Fire Department. Funds to be used from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services. *(Brett Brewer, Fire Chief)*

Executive Summary

Motion to approve the purchase of firefighting equipment to be used on the Fire Engines. Purchases to be made with funds from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services.

5. Discussion, and possible action, on acceptance of a Homeland Security sub-grant award, in the amount of \$2,238.32. *(Brett Brewer, Fire Chief)*

Executive Summary

Motion to approve and accept a Homeland Security Sub-Grant Award in the amount of \$2,238.32, to be used to purchase MSA Millennium Gas Masks for the Haz-Mat unit.

6. Consider and act upon a bid award to Tyler Technologies, Inc. to purchase and install new Electronic Citations System, including all supporting hardware, software, installation and training. *(James Stanford, IT Computer Specialist)*

Executive Summary

Motion to approve \$54,210.00 bid to Tyler Technologies, Inc. to purchase and install new Electronic Citations System, including all supporting hardware, software, installation and training.

7. Consider, and act upon, Contractor's Application for Final Payment Pay for the "Water Treatment Plant Residuals Handling Improvements" Project. *(John C. Modzelewski, P.E., City Engineer and Public Works Director)*

Executive Summary

Motion to approve final payment to Northern Equipment Co. Inc. for the "Water Treatment Plant Residuals Handling Improvements" Project and authorize the Mayor to sign the Final Application of Payment to Northern Equipment Co., Inc. in the amount of \$86,096.27.

8. Consider, and act upon, a Professional Services Agreement with a Poe & Associates, Inc. consulting engineers, for the design of road and infrastructure improvements for a segment of A Street from Comanche Avenue to Miami Avenue, and a segment of Sixth Street from a point approximately 100' north of Jefferson Avenue to Monroe Avenue. *(John C. Modzelewski, P.E., City Engineer and Public Works Director)*

Executive Summary

Motion to approve authorizing the Mayor to sign a Professional Services Agreement with a consultant, Poe & Associates, Inc. consulting Engineers, for the design of road and infrastructure improvements for a segment of A Street from Comanche Avenue to Miami Avenue, and a segment of Sixth Street from a point approximately 100' north of Jefferson Avenue to Monroe Avenue. The Fee Proposal is a lump sum amount of \$180,000.

9. Consider and act upon awarding bid in the amount of \$43,890.31, for one new and unused One Ton Work Truck with Snow Plow and Salt Spreader for the Streets Department to Freedom Ford. *(Sheila Norman, Purchasing Fixed Assets)*

Executive Summary

Motion to approve the award of bid to Freedom Ford, McAlester, Oklahoma, for the purchase of one (1) New and Unused 2014 F-350 1 Ton Truck with Snow Plow and Salt Spreader

10. Consider and Act Upon, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 1, Application for use of Sick Leave Bank, Item "A" of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Cora Middleton, City Clerk)*

Executive Summary

Staff recommends motion to approve policy and Emergency Clause as presented.

11. Consider and act upon a lease agreement between Bill and Ann Parrott and the City of McAlester for rental office space to house the McAlester Tourism Department.  
*(Peter J. Stasiak, City Manager)*

Executive Summary

Motion to approve Lease Agreement.

## **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**

## **MAYOR'S COMMENTS AND COMMITTEE APPOINTMENTS (Steve Harrison)**

## **RECESS COUNCIL MEETING**

## **CONVENE AS McALESTER AIRPORT AUTHORITY**

*Majority of a Quorum required for approval*

- Approval of the Minutes from the, 2013 Regular Meeting of the McAlester Airport Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item C, regarding claims ending January 7, 2014. *(Toni Ervin, Chief Financial Officer)*
- Confirm action taken on City Council Agenda Item 10, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 1, Application for use of Sick Leave Bank, Item "A" of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Cora Middleton, City Clerk)*

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

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*Majority of a Quorum required for approval*

- Approval of the Minutes from the, 2013 Rescheduled Regular Meeting of the McAlester Public Works Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item C, regarding claims ending, January 7, 2014. *(Toni Ervin, Chief Financial Officer)*
- Confirm action taken on City Council Agenda Item E, to Concur with Oklahoma Municipal Assurance Group recommendation to deny Claim No. 135426-KW. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item 1, exercising the City of McAlester's forty-five (45) day option to purchase a 1.2 acre tract of land at 3101 Elks Road (USDA Building), and as more particular described below, pursuant to paragraph "f" of the deed restrictions attached as Exhibit A to the November 14, 2011 Correction Warranty Deed conveying ownership of the property from the City of McAlester to A.R.M., Inc. The provisions of paragraph "f" have been triggered by a December 20, 2013 notice from A.R.M., Inc. documenting their proposed "transfer of business interest" in the property to a third party. *(Leroy Alsup, Director, Community and Economic Development)*
- Confirm action taken on City Council Agenda Item 3, a change in the zoning of Lots 1 and 2, Block 246, as more particularly described in the ordinance, from R-1B single-family residential district to H-1 health facilities district. *(Leroy Alsup, Director, Community and Economic Development)*
- Confirm action taken on City Council Agenda Item 7, Contractor's Application for Final Payment Pay for the "Water Treatment Plant Residuals Handling Improvements" Project. *(John C. Modzelewski, P.E., City Engineer and Public Works Director)*
- Confirm action taken on City Council Agenda Item 8, a Professional Services Agreement with a consultant to be named for the design of road and infrastructure improvements for a segment of A Street from Comanche Avenue to Miami Avenue, and a segment of Sixth Street from a point approximately 100' north of Jefferson Avenue to Monroe Avenue. *(John C. Modzelewski, P.E., City Engineer and Public Works Director)*
- Confirm action taken on City Council Agenda Item 9, awarding bid in the amount of \$43,890.31 for one new and unused One Ton Work Truck with Snow Plow and Salt Spreader for the Streets Department to Freedom Ford. *(Sheila Norman, Purchasing Fixed Assets)*

- Confirm action taken on City Council Agenda Item 10, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 1, Application for use of Sick Leave Bank, Item “A” of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Cora Middleton, City Clerk)*

#### ADJOURN MPWA

#### RECONVENE COUNCIL MEETING

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#### ADJOURNMENT

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#### CERTIFICATION

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*I certify that this Notice of Meeting was posted on this \_\_\_\_\_ day of \_\_\_\_\_ 2013 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](http://www.cityofmcalester.com).*

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**Cora M. Middleton, City Clerk**

The McAlester City Council met in Regular session on Tuesday, December 10, 2013, at 6:00 P.M. after proper notice and agenda was posted, December 5, 2013, at 8:18 A.M.

**Call to Order**

Mayor Harrison called the meeting to order.

William J. Ervin, City Attorney gave the invocation and led the Pledge of Allegiance.

**Roll Call**

Council Roll Call was as follows:

Present: Weldon Smith, John Titsworth, Travis Read, Robert Karr, Buddy Garvin & Steve Harrison  
Absent: Sam Mason  
Presiding: Steve Harrison, Mayor

Staff Present: Peter J. Stasiak, City Manager; Leroy Alsup, Community & Economic Development Director; William J. Ervin, City Attorney and Karen Boatright, Deputy City Clerk

**Recognition Awards**

Mayor Harrison presented Kathy Wall as the October 2013 "Employee of the Month". Ms. Wall received a plaque, a certificate of appreciation and her promotion to Tourism Manager was announced.

**Citizen's Comments on Non-agenda Items**

There were no Citizen's comments.

**Consent Agenda**

- A. Approval of the Minutes from the November 20, 2013, Special Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- B. Approval of Claims for November 20, 2013 through December 3, 2013. *(Toni Ervin, Chief Financial Officer)* In the following amounts: General Fund - \$166,409.35; Nutrition - \$515.49; Tourism - \$3,308.00; SE Expo Center - \$1,306.14; E-911 - \$5,000.00; Economic Development - \$5,643.50; Fleet Maintenance - \$11,008.14; Worker's Compensation - \$941.68 and CIP - \$8,778.84.



- C. Consider and act upon, approval of the 2014 Annual Meeting Schedules for the McAlester City Council, the Airport Authority, the McAlester Public Works Authority and the McAlester Retirement Trust Authority. *(Cora Middleton, City Clerk)*
- D. Consider and act upon to authorize the Mayor to sign a Memorandum of Understanding that affirms an effort between the City of McAlester; the State of Oklahoma; the County of Pittsburg; the State Chamber of Oklahoma; the leading private sector companies, and private retail fuel providers and their respective representatives by collectively supporting the utilization of affordable, domestic natural gas for future transportation needs. *(Steve Harrison, Mayor)*
- E. Concur with Mayor's Re-Appointment of Ross Eaton to the Board of Adjustment for a term to expire March 2016. *(Mayor Steve Harrison)*
- F. Concur with Mayor's Appointment of Jayna Santine, 905 Kinkead Rd, to the McAlester Library Board to fill an unexpired term of December 31, 2018. *(Steve Harrison, Mayor)*

Councilman Smith requested that Item "C" be removed for individual consideration.

A motion, to approve the Consent Agenda items "A, B, D, E and F", was made by Councilman Smith and seconded by Councilman Karr. There was no discussion and the vote was taken as follows:

AYE: Councilman Smith, Karr, Titsworth, Read, Garvin & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

#### **Items Removed from Consent Agenda**

- C. Consider and act upon, approval of the 2014 Annual Meeting Schedules for the McAlester City Council, the Airport Authority, the McAlester Public Works Authority and the McAlester Retirement Trust Authority. *(Cora Middleton, City Clerk)*

A motion to approve the 2014 Annual Meeting Schedules for the McAlester City Council, the Airport Authority, the McAlester Public Works Authority and the McAlester Retirement Trust Authority was made by Councilman Read and seconded by Councilman Smith.

Before the vote, Councilman Smith inquired if the Council was okay with the proximity of the Thanksgiving and Christmas meetings to the respective holidays.

After a brief discussion among the Council and Attorney Ervin regarding the Charter provision and how the meetings had been addressed in the past the vote was taken as follows:

AYE: Councilman Read, Smith, Titsworth, Karr, Garvin & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

### **Scheduled Business**

1. Presentation on the results of the McAlester Business and Community Surveys. (*Dr. Bert Thomas*)  
Executive Summary  
Discussion only.

Dr. Thomas addressed the Council furnishing them with some background information about himself and his family. He informed the Council that this information was originally gathered to aid in the application of various grants and could be used as the beginning profile for the City of McAlester. He then summarized the information that had been gathered from surveys that had been distributed to private citizens and businesses in the community. Dr. Thomas reviewed the steps that needed to be taken to start the process.

There was a brief discussion among the Council regarding who Dr. Thomas had been working with, the problems that the survey had pointed out and the positive aspects of the City of McAlester.

There was no vote on this item.

2. Consider and act upon accepting the resignation of Ward 6 City Councilmember and Vice-Mayor Sam Mason and declaring a vacancy. (*Steve Harrison, Mayor*)  
Executive Summary  
Accept the resignation of Sam Mason and declare the position of Councilmember and Vice Mayor of Ward 6 as vacant.

A motion was made by Councilman Smith and seconded by Councilman Read to accept the resignation of Ward 6 Councilmember and Vice-Mayor Sam Mason and to declare a vacancy.

Before the vote, there was discussion among the Council regarding the time that Mr. Mason had devoted to the City of McAlester and his dedication to his position as Councilman and Vice-Mayor.

Mayor Harrison asked Attorney Ervin about the process that would need to be followed to fill the position if the Council decided to take that action.

Attorney Ervin explained the options available to the Council and the possible steps to addressing the vacancy.

There was another brief discussion among the Council, Manager Stasiak and Attorney Ervin concerning advertising for qualified applicants, the application, if setting the deadline for December 19<sup>th</sup> would allow enough time for Sixth Ward residents to submit applications and

having an item on the December 19<sup>th</sup> agenda while accepting applications until 5:00 P.M. that day.

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

AYE: Councilman Smith, Read, Karr, Garvin, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

3. Consider, and act upon, a resolution setting the election dates for Wards 2, 4, and 6.

*(Cora Middleton, City Clerk)*

Executive Summary

Motion to approve resolution setting the election dates for Wards 2, 4, and 6.

A motion was made by Councilman Smith and seconded by Councilman Read to approve RESOLUTION NO. 13-16, setting the election dates for Wards 2, 4, and 6.

Before the vote, Manager Stasiak explaining that this Resolution set the filing dates of January 27, 2014 through January 29, 2014 and the primary election date as March 4, 2014. There was no other discussion, and the vote was taken as follows:

AYE: Councilman Smith, Read, Karr, Garvin, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

4. Consider and act upon a Resolution of Support for the proposed Cottage Park McAlester, a Multi-Family Independent Senior Living Rental Housing Development by the Carland Group, LLC and authorizing a monetary contribution from City Economic Development funds in the amount not to exceed \$14,001. *(Leroy Alsup, Community and Economic Development Director)*

Executive Summary

Motion to approve a Resolution of Support of Economic & Community Development by promoting affordable Multi-Family Independent Senior (elderly) Living Rental Housing options, adopt a site specific Affordable Housing Revitalization Plan and authorizing a monetary contribution from Economic Development funds in the amount not to exceed \$14,001.

A motion was made by Councilman Read and seconded by Councilman Smith to approve RESOLUTION NO. 13-17, in support of the proposed Cottage Park McAlester, Multi-Family Independent Senior Living Rental Housing Development by the Carland Group, LLC and authorize a monetary contribution from the City Economic Development funds in the amount not to exceed \$14,001.00.

Before the vote, Leroy Alsup addressed the Council explaining the resolution and the application for tax credit to construct affordable Multi-family Independent Senior Living Housing.

There was discussion among the Council, Manager Stasiak and Attorney Ervin concerning language in the Agenda Report regarding the monetary contribution, the language in the Resolution, what “in-kind” contributions could include, if the agenda item was correctly written, when the construction might start and if there was enough need in the area for this type of housing.

Chuck Cook with Garland Group, LLC addressed the Council explaining that the application was due in January and after the review the company would be awarded funds in mid to late May and the company’s study did indicate a need for this housing.

After a brief discussion concerning the income levels in the resolution the vote was taken as follows:

AYE: Councilman Read, Smith, Garvin, Titsworth, Karr & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

5. Consider and act upon a bid award to Miracle Recreation Equipment Co. to purchase and install new playground equipment in Chadick Park. (*Mel Priddy, Community Services Director*)

Executive Summary

Motion to approve \$81,800.80 bid award to Miracle Recreation Equipment Co. for purchase and installation of new playground equipment in Chadick Park.

A motion was made by Councilman Smith and seconded by Councilman Read to approve an \$81,800.80 bid award to Miracle Recreation Equipment Co. for the purchase and installation of new playground equipment in Chadick Park.

Before the vote, Mel Priddy informed the Council that seven (7) companies had submitted proposals and after review by a committee of staff it was recommended that Miracle Recreation Equipment Co. be selected. He commented that there would be two (2) play areas, the original area and a new tot play area. He explained that the award was for the playground equipment and installation only and the City would pour some new sidewalks around the new tot play area and a couple of pads for shade kites, picnic tables and other miscellaneous improvements. Mr. Priddy stated that the new playground equipment would accommodate about four (4) times as many children as the current equipment.

Mayor Harrison asked that pictures of the new equipment be placed on the City’s website so the citizens could get an idea of what was proposed.

Manager Stasiak commented that with the additional improvements at the playground the entire \$125,000.00 that had been approved would be spent on this project.

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

AYE: Councilman Smith, Read, Titsworth, Karr, Garvin & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

6. Consider and act upon Change Order No. 1 to the contract 2013 Concrete Panel Replacement Project 4 with Katcon, Inc. adding \$26,272.44 to their contract for a total amount of \$288,472.44. (*John C. Modzelewski, P.E., City Engineer and Public Works*)

Executive Summary

Motion to approve Change Order No. 1 (Final) to Katcon, Inc. of McAlester and authorizing the Mayor to sign the Change Order changing the Contract amount to \$288,472.44.

A motion was made by Councilman Smith and seconded by Councilman Read to approve Change Order No. 1 (Final) to Katcon, Inc. of McAlester and authorize the Mayor to sign the Change Order changing the Contract amount to \$288,472.44.

Before the vote, John Modzelewski addressed the Council explaining what additional work this Change Order had allowed the contractor to complete.

There was discussion among the Council, Manager Stasiak, John Modzelewski and Attorney Ervin concerning the original scheduled completion date, if there had been a penalty clause in the contract for not completing the project on time, the new completion date if the Change Order was approved, the amount that would be withheld from payment until the project was completed, and the Council's preference that the Change Order should have been approved prior to the additional work.

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

AYE: Councilman Smith, Titsworth & Mayor Harrison

NAY: Councilman Read, Karr & Garvin

Mayor Harrison declared the motion failed.

7. Consider and act upon a one-time pay increase for all full time regular employees. (*Peter J. Stasiak, City Manager*)

Executive Summary

Motion to approve pay increase.

A motion was made by Councilman Smith and seconded by Councilman Titsworth to approve a one-time pay increase for all full time regular employees.

Before the vote, Manager Stasiak informed the Council that this would be a one-time payment to all full time employees that would be paid to them the Friday before Christmas. He stated that when the City changed to a Defined Contribution Plan in July the difference in the amount budgeted and the expense was approximately \$87,000.00 and this would allow all of the full time employees to net \$250.00 each. He added that the cost to the City would be approximately \$57,000.00.

Councilman Read commented that this was well deserved. There was no further discussion and the vote as taken as follows:

AYE: Councilman Smith, Titsworth, Karr, Garvin, Read & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

### **New Business**

There was no new business.

### **City Manager's Report**

Manager Stasiak reported to the Council on the activities during the recent ice storm. He informed the Council that during the storm the crews that had been working on the streets and maintaining the equipment had put in 453 hours of overtime. Manager Stasiak reminded them of the rescheduled Council meeting on Thursday, December 19<sup>th</sup>. He reported that the sales tax receipts were \$65,000.00 over budget. He added that the City had received twelve (12) engineering proposals for CIP projects #2 and #3 and staff would evaluate those proposals and have a selection by this Friday. He explained that the first draft of the employee policies had been reviewed and the auditors had been in house this past week but had gone home before the ice storm had hit but had returned this week.

### **Remarks and Inquiries by City Council**

Councilman Garvin commented on the job that all of the employees had done during the ice storm. He asked if the water plant had a good backup generator.

Councilman Karr commented on some of the areas along Carl Albert Parkway coming into town from the west needing to be cleaned up and the City getting some quality senior housing. He did express concern over the quality of renters that many of the new housing facilities were betting. He then announced there would be a meeting at North Gate Baptist Church this Saturday at 1:00 p.m. to discuss a "Crime Prevention Program".

Councilmen Read and Titsworth did not have any comments for the evening.

Councilman Smith commended Manager Stasiak, his staff and all of the employees for the excellent preparation for the ice storm.

### **Mayor's Comments and Committee Appointments**

Mayor Harrison expressed his thanks for everyone that had worked so hard during the storm and he was glad that Manager Stasiak had been able to find some excess money to give the employees a little extra money before Christmas.

### Recess Council Meeting

Mayor Harrison asked for a motion to recess the Regular Meeting to convene the Authorities. Councilman Smith moved to recess the Regular Meeting and convene the Authorities. The motion was seconded by Councilman Read.

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

AYE: Councilman Smith, Read, Karr, Garvin, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried and the meeting was recessed at 7:37 P.M.

### Reconvene Council Meeting

The Regular Meeting was reconvened at 7:38 P.M.

### Adjournment

There being no further business to come before the Council, Councilman Smith moved for the meeting to be adjourned, seconded by Councilman Read. There was no discussion, and the vote was taken as follows:

AYE: Councilman Smith, Read, Titsworth, Karr, Garvin & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried, and the meeting was adjourned at 7:38 P.M.

ATTEST:

\_\_\_\_\_  
Steve Harrison, Mayor

\_\_\_\_\_  
Karen Boatright, Deputy City Clerk

The McAlester City Council met in Rescheduled Regular session on Tuesday, December 19 2013, at 6:00 P.M. after proper notice and agenda was posted, December 16, 2013, at 4:35 P.M.

**Call to Order**

Mayor Harrison called the meeting to order.

Glenn Meyer, Trinity Lutheran Church, gave the invocation and led the Pledge of Allegiance.

**Roll Call**

Council Roll Call was as follows:

Present: Weldon Smith, John Titsworth, Travis Read, Robert Karr, Buddy Garvin & Steve Harrison  
Absent: None  
Presiding: Steve Harrison, Mayor

Staff Present: Peter J. Stasiak, City Manager; John Modzelewski, City Engineer/Public Works Director; Leroy Alsup, Community & Economic Development Director; William J. Ervin, City Attorney and Cora Middleton, City Clerk

**Citizen's Comments on Non-agenda Items**

There were no Citizen's comments.

**Consent Agenda**

- A. Approval of the Minutes from the November 26, 2013, Regular Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- B. Approval of Claims for December 4, 2013 through December 12, 2013. *(Toni Ervin, Chief Financial Officer)* General Fund - \$113,191.28; Parking Authority - \$152.86; Nutrition - \$2,446.84; Police Grant Fund - \$1,687.94; Tourism Fund - \$2,125.00; SE Expo Center - \$14,132.03; E-911 - \$8,382.67; Economic Development - \$645.00; Fleet Maintenance - \$8,760.06; Worker's Compensation - \$941.68 and CIP Fund - \$5,590.00.

A motion was made by Councilman Read and seconded by Councilman Smith to approve the Consent Agenda. There was no discussion, and the vote was taken as follows:

AYE: Councilman Smith, Read, Titsworth, Karr, Garvin & Mayor Harrison  
NAY: None



Mayor Harrison declared the motion carried.

A motion was made by Councilman Karr and seconded by Councilman Read to open a Public Hearing addressing two (2) Ordinances. There was no discussion, and the vote was taken as follows:

AYE: Councilman Karr, Read, Titsworth, Garvin, Smith & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried and the Public Hearing was opened at 6:02 P.M.

### **Public Hearing**

**AN ORDINANCE TO AMEND SECTIONS 54-45 AND 54-48. TO ARTICLE III, CHAPTER 54, OF THE CODE OF THE CITY OF MCALESTER, OKLAHOMA BY PROHIBITING POSSESSION OF LIGHTED ANY TOBACCO PRODUCT; AND PROHIBITING TOBACCO USE ON CITY-OWNED PREMISES OR OPERATED AND PROPERTIES; ADDING SUBSECTION E AND CREATING SECTION 54-52; DEFINITIONS.**

**AN ORDINANCE TO AMEND ARTICLE 1, IN GENERAL; CHAPTER 6, ALCOHOLIC BEVERAGES AND NON-INTOXICATING BEVERAGES; SECTION 6-1, OF THE CODE OF THE CITY OF McALESTER, OKLAHOMA.**

Mayor Harrison commented that the first Ordinance would be removed at the request of the City Manager therefore there was only one (1) Ordinance for the Public Hearing.

There were no comments from the Council or the audience and Councilman Read moved the close the Public Hearing. The motion was seconded by Councilman Smith and the vote was taken as follows:

AYE: Councilman Read, Smith, Karr, Garvin, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried and the Public Hearing was closed at 6:03 P.M.

### **Scheduled Business**

1. Discussion and possible action to appoint a new Ward 6 Councilman and appointment of a Vice Mayor. *(Cora Middleton, City Clerk)*

Executive Summary

Motion to appoint a new Ward 6 Councilman and appointment of a Vice Mayor.

Mayor Harrison commented on the number of applicants and asked if there were any comments from the Council.

There was a brief discussion concerning the number of applicants, having more time to review the information, allowing the residents in Ward 6 the chance to comment, having all of the requested information and encouraging all of the applicants to file for the seat.

Councilman Read moved to table the selection of the Ward 6 applicant until the next Council meeting. The motion was seconded by Councilman Smith and the vote was taken as follows:

AYE: Councilman Smith, Read, Karr, Garvin, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

Mayor Harrison informed the Council that the selection of the Vice-Mayor would only be for the time left until the election in March or April.

Councilman Smith nominated Councilman Read for Vice-Mayor. The nomination was seconded by Councilman Garvin and the vote was taken as follows:

AYE: Councilman Smith, Garvin, Titsworth, Karr & Mayor Harrison

NAY: None

ABSTAIN: Councilman Read (counted as a no vote)

Mayor Harrison declared the motion carried.

2. Consider and act upon an ordinance to amend Sections 54-45 and 54-48 to Article III, Chapter 54, of the code of the City of McAlester, Oklahoma, prohibiting possession of any tobacco product; and prohibiting tobacco use on City-owned premises or operated properties; adding subsection E and creating Section 54-52 Definitions. (*Peter J. Stasiak, City Manager*)

Executive Summary

Motion to approve Ordinance.

Mayor Harrison stated that this was the item that the City Manager had requested be pulled to work on some of the language.

3. Consider and act upon an Ordinance to amend Article 1, in General; Chapter 6, Alcoholic Beverages and non-intoxicating beverages; Section 6-1, of the Code of the City of McAlester, Oklahoma. (*Peter J. Stasiak, City Manager*)

Executive Summary

Motion to approve Ordinance.

### **ORDINANCE NO. 2485**

**AN ORDINANCE TO AMEND ARTICLE 1, IN GENERAL; CHAPTER 6, ALCOHOLIC BEVERAGES AND NON-INTOXICATING BEVERAGES; SECTION 6-1, OF THE CODE OF THE CITY OF McALESTER, OKLAHOMA.**

A motion was made by Councilman Smith and seconded by Vice-Mayor Read to approve **ORDINANCE NO. 2485**, amending section 6-1 of the City of McAlester's Code of Ordinances.

Before the vote, Manager Stasiak reviewed the proposed ordinance explaining that the City was working toward some grant applications for the future for the City.

Vice-Mayor Read expressed his concern commenting that the ordinance that allowed the sale and consumption of alcohol at the Expo was to help attract more events to the facility and he felt that in that manner the City was promoting the sale and consumption of alcohol at the facility.

After a brief discussion concerning the language in the proposed ordinance Councilman Smith moved to amend the motion to remove the word promote from the proposed ordinance. The amending motion was seconded by Vice-Mayor Read and the vote was taken as follows:

AYE: Councilman Smith, Read, Karr, Garvin, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

4. Consider and act upon two Resolutions of Support for the Southwinds Aldridge Apartments, LP Development and authorizing direct contribution, expense reimbursement, provision of in-kind service, fee waiver or any combination thereof in the amount of \$14,001 in support of the Development from Economic Development funds. (*Leroy Alsup, Community and Economic Development Director*)

Executive Summary

Motion to approve a Resolution of support of Economic Development and promoting affordable housing, and a second Resolution authorizing direct contribution, expense reimbursement, provision of in-kind service, fee waiver or any combination thereof in the amount of \$14,001 in support of the Development from Economic Development funds .

Councilman Smith moved to approve RESOLUTION NO. 13-18, supporting Southwinds Aldridge Apartments, LP Economic Development and promoting affordable housing. The motion was seconded by Vice-Mayor Read.

Before the vote, Leroy Alsup addressed the Council explained that the applicant proposed to purchase and substantially rehabilitate the Aldridge Apartments. He stated that the Aldridge Apartments had been renovated in 1997 but only six (6) of the sixty-six (66) apartments were fully ADA-accessible.

There was discussion among the Council, Manager Stasiak and Mr. Alsup concerning why this renovation had not been completed after the Resolution approved by the Council in 2012, the ownership of the property, the amount of funding or in kind support requested by the applicant, having Mr. Alsup conduct a study on the number of subsidized housing in the City, and if the Council could prevent subsidized housing.

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

AYE: Councilman Smith, Read, Titsworth, Karr, Garvin & Mayor Harrison  
NAY: None

Mayor Harrison declared the motion carried.

A motion was made by Vice-Mayor Read and seconded by Councilman Smith to approve RESOLUTION NO. 13-19, in support and authorizing direct contribution, expense reimbursement, provision of in-kind service, fee waiver or any combination thereof in the amount of \$14,001 from Economic Development funds.

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

AYE: Councilman Read, Smith, Titsworth, Karr, Garvin & Mayor Harrison  
NAY: None

Mayor Harrison declared the motion carried.

5. Consider and act upon authorizing the Mayor to sign a Disaster Emergency Proclamation for the City of McAlester. *(Peter J. Stasiak, City Manager)*

Executive Summary

Motion to approve the Disaster Emergency Proclamation for the City of McAlester.

A motion was made by Councilman Karr and seconded by Councilman Garvin to authorize the Mayor to sign a Disaster Emergency Proclamation.

Before the vote, Manager Stasiak informed the Council that the State of Oklahoma had declared a state of emergency for all Oklahoma counties because of the winter storm that had crossed the state recently. This action had been recommended by the Emergency Management authorities prior to the storms onset and had allowed state agencies to make emergency purchases related to disaster relief and preparedness and was the first step toward seeking federal assistance had it been necessary. He informed the council that Lois Lupardus with Pittsburg County Emergency Management was available to answer any questions they might have.

Ms. Lupardus explained that by doing the declaration, this would allow the City to file for \$100,000.00 in State Declaration funds even if the State did not get any of the FEMA.

After a brief discussion among the Council, Ms. Lupardus and Manager Stasiak regarding possible expenses incurred by the City and the correct language and date for the proclamation the vote was taken as follows;

AYE: Councilman Karr, Garvin, Titsworth, Read, Smith & Mayor Harrison  
NAY: None

Mayor Harrison declared the motion failed.

6. Consider and act upon Change Order No. 1 to the contract 2013 Concrete Panel Replacement Project 4 with Katcon, Inc. adding \$26,272.44 to their contract for a total amount of \$288,472.44. (*Robert Karr, City Councilman, Ward 4*)

**Executive Summary**

Motion to approve Change Order No. 1 (Final) to Katcon, Inc. of McAlester and authorizing the Mayor to sign the Change Order changing the Contract amount to \$288,472.44.

A motion was made by Councilman Karr and seconded by Councilman Titsworth to approve Change Order No. 1 (Final) to Katcon, Inc. of McAlester and authorizing the Mayor to sign the Change Order changing the Contract amount to \$288,472.44.

Before the vote, Councilman Karr stated that he had asked that this item be brought back to clarify the City's options. He commented that he had spoken with the City Attorney and his concerns had been that the City follow the procedures that had been set out.

After a brief discussion among the Council concerning the timing of the Change Order, the Council's responsibility and following procedures, the vote was taken as follows:

AYE: Councilman Karr, Titsworth & Mayor Harrison

NAY: Councilman Read, Garvin & Smith

Mayor Harrison declared the motion failed.

**New Business**

There was no new business.

**City Manager's Report**

Manager Stasiak reported that the City's revenues continued to be stable and he wished everyone a Merry Christmas and a Happy New Year.

**Remarks and Inquiries by City Council**

Councilmen Smith and Titsworth wished everyone a Merry Christmas.

Councilman Read did not have any comments for the evening.

Councilman Karr commented on how well the Christmas Parade had been conducted. He mentioned the Christmas Concert this Friday and the neighborhood meeting had gone well and another meeting had been scheduled for January 11, 2014 at North Gate Baptist Church. He then also wished everyone a Merry Christmas.

Councilman Garvin wished everyone a Merry Christmas and encouraged the City Manager to turn his cell phone off during his vacation.

### **Mayor's Comments and Committee Appointments**

Mayor Harrison announced a citizen member vacancy on the Audit & Finance Advisory Board and he reminded everyone that there was an opening on the Council for Ward 6. He all citizens to get involved with the City's government by either applying for the council seat, if they qualified or in one of the many Boards and Committees.

### **Recess Council Meeting**

Mayor Harrison asked for a motion to recess the Regular Meeting to convene the Authorities. Councilman Smith moved to recess the Regular Meeting and convene the Authorities. The motion was seconded by Councilman Read.

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

AYE: Councilman Smith, Read, Karr, Garvin, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried and the meeting was recessed at 6:44 P.M.

### **Reconvene Council Meeting**

The Regular Meeting was reconvened at 6:45 P.M.

### **Adjournment**

There being no further business to come before the Council, Councilman Smith moved for the meeting to be adjourned, seconded by Councilman Karr. There was no discussion, and the vote was taken as follows:

AYE: Councilman Smith, Karr, Garvin, Titsworth, Read & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried, and the meeting was adjourned at 6:46 P.M.

ATTEST:

\_\_\_\_\_  
Steve Harrison, Mayor

\_\_\_\_\_  
Karen Boatright, Deputy City Clerk

**CLAIMS FROM**

**DECEMBER 13, 2013**

**THRU**

**January 7, 2014**

PACKET: 10/79 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-1	MISC VENDOR					
	CARSON ROBERTS	I-201401025752	01 -5431331	EMPLOYEE TRAV TRAVEL EXP-FIRE ACADEMY	067502	61.18
	COXA MIDDLETON	I-201401025753	01 -5212331	EMPLOYEE TRAV TRAVEL EXP- 11MC MEETING	067503	187.56
1-A00026	AT & T LONG DISTANCE					
		I-201312185703	01 -5215315	TELEPHONE UTI PHONE EXP-LONG DISTANCE SVS	067376	203.31
01-A00200	ALAM TRUE VALUE & AG SU					
		I-240206	01 -5865218	STREET REPAIR HAULING FEE- ROCK SALT	067524	5,880.00
		I-242246	01 -5431316	REPAIRS & MAI SHARPEN CHAIN SAWS	067524	20.00
01-A00267	AIRGAS, INC					
		I-9022349092	01 -5432202	OPERATING SUP EMS SUPPLIES	067525	146.95
		I-9022349093	01 -5442203	REPAIRS & MAI MISC MAINT & REPAIR ITEM	067525	99.81
		I-9022533885	01 -5542203	REPAIRS & MAI MISC MAINT & REPAIR ITEM	067525	64.57
		I-9914277631	01 -5432202	OPERATING SUP EMS SUPPLIES	067525	271.60
		I-9914277633	01 -5542203	REPAIRS & MAI MONTHLY BOTTLE LEASE	067525	36.30
		I-9914277633	01 -5543203	REPAIRS & MAI MONTHLY BOTTLE LEASE	067525	26.00
01-A00362	ALLEGIANCE COMMUNICATIO					
		I-201312185704	01 -5431329	PROMOTIONAL INTERNET SVS-N FIRE STATION	067377	62.95
		I-201312185704	01 -5431329	PROMOTIONAL INTERNET SVS-S FIRE STATION	067377	62.95
		I-201401025743	01 -5320328	INTERNET SERV INTERNET SVS-DET DIV	067504	116.75
		I-201401025743	01 -5431328	INTERNET SERV INTERNET SVS-EMER RESF CTR	067504	62.95
		I-201401025743	01 -5547328	INTERNET SERV INTERNET SVS-CEMETERY	067504	125.90
		I-201401025743	01 -5865328	INTERNET SERV INTERNET SVS-PUBLIC WORKS FAC	067504	83.68
1-A00535	AMERICAN PLANNING ASSOC					
		I-2014 DUES	01 -5652330	DUES & SUBSCR MEMBERSHIP FEES-SANILNO	067527	195.00
01-A09781	ATWOODS					
		I-1799/9	01 -5542203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067528	25.05
		I-1800/9	01 -5542203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067528	50.38
		I-1801/9	01 -5542203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067528	35.96
		I-1808/9	01 -5542203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067528	17.94
		I-1810/9	01 -5542203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067528	19.99
		I-1811/9	01 -5542203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067528	45.96
		I-1825/9	01 -5542203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067528	127.41
		I-1822/9	01 -5542203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067528	69.99
01-A00770	BOLTE ENTERPRISES, INC					
		I-936043	01 -5431203	REPAIRS & MAI MISC PARTS & SUPPLIES	067529	74.08
		I-936107	01 -5431203	REPAIRS & MAI MISC PARTS & SUPPLIES	067529	93.36
		I-936549	01 -5431203	REPAIRS & MAI MISC PARTS & SUPPLIES	067530	147.33
		I-937052	01 -5431203	REPAIRS & MAI MISC PARTS & SUPPLIES	067531	4.23
01-B 0069	BANK OF OKLAHOMA					
		I-9078402	01 -5547308	CONTRACTED SE CEM CARE FUND ADMIN FEE	067533	367.99



PACKET: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-R00160 UNION IRON WORKS, INC.					
	I-S1766487.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS	067535	19.64
	I-S1768674.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS	067535	317.86
	I-S1768702.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS	067535	10.86
01-R00244 BIG MAC					
	I-S1032481	01 -5865216	STREET REPAIR WATER FOR DURA-PATCHER	067537	234.00
01-C00202 CARTRIDGE WORLD					
	I-112067	01 -5215202	OPERATING SUP INK FOR ALL DEPARTMENTS	067541	469.00
01-C00206 CARGILL SALT					
	I-2901440955	01 -5865216	STREET REPAIR 50 LBS BAGS OF SALT	067542	3,546.30
	I-2901446416	01 -5865216	STREET REPAIR HAULING FEE- ROCK SALT	067542	3,546.30
	I-2901450006	01 -5865216	STREET REPAIR HAULING FEE- ROCK SALT	067542	3,546.30
	I-2901456855	01 -5865216	STREET REPAIR 50 LBS BAGS OF SALT	067542	3,545.73
	I-2901456856	01 -5865216	STREET REPAIR HAULING FEE- ROCK SALT	067542	3,545.73
	I-2901460502	01 -5865216	STREET REPAIR HAULING FEE- ROCK SALT	067542	3,545.73
01-C00328 CENTERPOINT ENERGY ARKL					
	I-201401025746	01 -5215314	GAS UTILITY UTILITIES-GAS-1000 E COLLEGE A	067505	41.11
	I-201401025746	01 -5215314	GAS UTILITY UTILITIES-GAS-FIRE EMER COMP	067505	355.48
01-C00590 COLE & REED, PC					
	I-73408	01 -5215301	AUDITING YEARLY AUDIT FEES	067545	12,500.00
01-C00640 CRAWFORD & ASSOCIATES					
	I-7649	01 -5215302	CONSULTANTS CONSULTANT FEES	067547	5,460.00
01-I00620 DOERNER SAUNDERS DANIEL					
	I-172668	01 -5214302	CONSULTANTS SERVICE FEES	067555	4,680.00
01-I00731 RUDE SOLUTIONS INC. DBA					
	I-R-101936	01 -5275349	SOFTWARE MAIN SOFTWARE MAINT FEE-YEARLY	067556	4,835.00
01-E00966 ERVIN & ERVIN ATTORNEYS					
	I-201401025744	01 -5214302	CONSULTANTS CON TRACT LEGAL SVS-JAN 2014	067501	3,125.00
01-E00279 EST, INC.					
	I-31239	01 -5865216	STREET REPAIR CORE SAMPLES & ANALYSIS	067563	1,516.50
01-F00701 FIELDS PLUMBING					
	I-402726	01 -5548203	REPAIRS & MAI HEAT & AIR REPAIR- J	067565	201.10
	I-402729	01 -5548316	REPAIRS & MAI HVAC DUCT REPAIRS-JIS	067565	1,100.00
01-G00010 G & C RENTAL CENTER, IN					
	I-24979	01 -5865216	STREET REPAIR EQUIP RENTAL FEE	067566	26.36
01-G00130 GALL'S, AN ARAMARK CO.,					

PACKET: 10779 CLAIMS FOR 01/14/2014

VENIOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-000130	GALL'S, AN ARAMARK CO.,	continued				
		C-000169630	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	127.50-
		C-001209095	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	146.75-
		C-001209104	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	348.50-
		C-001209115	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	46.99-
		1-001354337	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	103.20
		1-BC0040671	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	278.68
		1-BC0042486	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	418.52
		1-BC0043874	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	76.39
		1-BC0043889	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	52.00
		1-BC0044059	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	278.68
		1-BC0044240	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	067567	114.93
11-000116	GIVENS LAW FIRM, P.C.					
	I-11		01 -5214302	CONSULTANTS LEGAL FEES- GREEN	067569	2,771.60
1-000490	GRISSOM IMPLEMENT INC					
	I-383761		01 -5431204	SMALL TOOLS EQUIP FOR FIRE TRUCKS	067570	344.68
	I-384628		01 -5431204	SMALL TOOLS EQUIP FOR FIRE TRUCKS	067570	56.96
1-000072	HOPKINS PROPANE					
	I-48577		01 -5865212	FUEL EXPENSE REP DIESEL FOR STREETS	067571	6,390.00
11-000049	IDEAL CLEANING					
	I-005		01 -5548203	REPAIRS & MAI CLEANING SERVICE	067572	1,975.00
11-000061	RICOH USA, INC.					
	I-5028617326		01 -5321308	CONTRACTED SE COPIER MAINT. FEE	067573	72.50
11-000029	IRON OFFICE SOLUTIONS					
	I-24328586		01 -5321306	CONTRACTED SE LEASE PMTS	067574	568.00
11-000108	IMS INFRASTRUCTURE MANA					
	I-12113-2		01 -5865403	STREETS RECON PAVEMENT MGXT PGM-ENG	067575	8,345.40
11-000110	IMPRESS OFFICE SUPPLY					
	I-036064		01 -5215202	OPERATING SUP OFFICE SUPPLIES	067576	6.00
	I-036076		01 -5215202	OPERATING SUP OFFICE SUPPLIES	067576	40.81
	I-036083		01 -5215202	OPERATING SUP OFFICE SUPPLIES	067576	74.75
1-000000	TYLER TECHNOLOGIES					
	I-025-55329		01 -5213336	FEES MONTHLY SUPPORT FEE-COURT	067577	200.00
	I-025-55329		01 -5225349	SOFTWARE MAIN MONTHLY SUPPORT FEE-IT	067577	210.00
11-000147	INDIAN NATION WHOLESALE					
	I-5984193		01 -5101202	OPERATING SUP COUNCIL MTG SUPPLIES	067578	359.81
11-000110	JACKIE BRANNON CORR. CT					
	I-20130132		01 -5542388	CONTRACTED SE MONTHLY INMATE FEE	067580	15.35

FACET: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-000338	JOB CONSTRUCTION CO INC					
		1-030660	01 -5565216	STREET REPAIR ASPHALT FOR STREET REPAIR	067561	307.40
01-000340	JIM WOOL REFRIGERATION					
		1-13-15965	01 -5546316	REPAIRS & MAI REPAIRS TO PL HEATER	067562	124.00
01-000380	LOCKE SUPPLY CO.					
		0-22025463-00	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067566	24.96
		1-20871645-00	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067566	130.08
		1-21205457-00	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067568	10.90
		1-21584173-00	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067568	120.16
		1-21952780-00	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067568	89.40
		1-22017191-00	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067568	91.08
		1-22029334-00	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067568	17.66
01-000408	LOWE'S CREDIT SERVICES					
		1-02378	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS	067590	20.89
		1-02506	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS	067590	6.52
		1-02634	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS	067590	62.03
		1-02719	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS	067590	6.52
		1-06337	01 -5431203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067590	79.40
		1-07394	01 -5431203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067590	33.65
		1-07673	01 -5431203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067590	23.73
01-000483	MARGARET MC MORROW - LOV					
		1-1AFY 1/2/14	01 -5210302	CONSULTANTS/L LEGAL FEES	067591	63.00
01-000500	MAXWELL SUPPLY OF TULSA					
		1-230958	01 -5565403	STREETS RECON ASPHALT SUPPLIES	067592	331.43
01-000470	MILLER BROTHERS ENTERPR					
		1-C 39415	01 -5542203	REPAIRS & MAI NEW CEILING TILES-STILE C	067594	106.00
01-000570	MOORE MEDICAL CORP.					
		1-823144141	01 -5432202	OPERATING SUP MEDICAL SUPPLIES	067597	236.00
		1-823166261	01 -5432202	OPERATING SUP MEDICAL SUPPLIES	067597	20.00
		1-823245371	01 -5432202	OPERATING SUP MEDICAL SUPPLIES	067597	641.35
		1-8232765211	01 -5432202	OPERATING SUP MEDICAL SUPPLIES	067597	1,399.85
		1-823309051	01 -5432202	OPERATING SUP EMS SUPPLIES	067597	16.60
		1-823309601	01 -5432202	OPERATING SUP EMS SUPPLIES	067597	34.18
		1-960132501	01 -5432202	OPERATING SUP MEDICAL SUPPLIES	067597	88.68
01-000596	MCAFFEE & TAFT					
		1-416253	01 -5210302	CONSULTANTS/L LEGAL FEES	067598	630.00
		1-416254	01 -5210302	CONSULTANTS/L LEGAL FEES	067598	7,672.50
		1-416255	01 -5210302	CONSULTANTS/L LEGAL FEES	067598	6,575.78
01-000149	MCALISTER POOL & SPA					
		1-00092593	01 -5543203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067600	19.30

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 VENDOR SET: 01  
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REGULAR DEPARTMENT PAYMENT REGISTER

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VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
11-MC0149	MCALESTER POOL & SPA		continued			
		1-00093282	01 -5543203	REPAIRS & MAI MISC MAINT & REPAIR ITEMS	067600	77.02
11-MC0226	MC DONALDS RESTAURANT					
		1-11/05/2013	01 -5321202	OPERATING SUP PRISONER MEAL AS NEEDED	067601	7.34
		1-11/07/2013	01 -5321202	OPERATING SUP PRISONER MEAL AS NEEDED	067601	11.16
		1-11/08/2013	01 -5321202	OPERATING SUP PRISONER MEAL AS NEEDED	067601	11.94
		1-11/14/2013	01 -5321202	OPERATING SUP PRISONER MEAL AS NEEDED	067601	6.00
		1-11/14/2013	01 -5321202	OPERATING SUP PRISONER MEAL AS NEEDED	067601	6.00
11-MC0150	NATIONAL REGISTRY OF EM					
		1-2014 EMT CRT	01 -5432330	DUES & SUBSCR RECERTIFICATION FEE	067603	315.00
11-MC0150	MCALESTER NEWS CAPITAL					
		1-05612712	01 -5215202	OPERATING SUP BID ADVERTISEMENT FEE	067604	37.68
		1-05612842	01 -5212317	ADVERTISING & COUNCIL PUBLICATIONS	067604	19.45
		1-05612843	01 -5212317	ADVERTISING & COUNCIL PUBLICATIONS	067604	17.35
		1-05612870	01 -5652317	ADVERTISING & PUBLICATION FEES	067604	157.47
		1-05612890	01 -5215202	OPERATING SUP BID ADVERTISEMENT FEE	067604	41.16
		1-05612928	01 -5215202	OPERATING SUP BID ADVERTISEMENT FEE	067604	33.01
		1-6 MONTH -FIRE	01 -5431202	OPERATING SUP YEARLY SUBSCRIPTION	067604	61.68
		1-6 MONTH -FIRE	01 -5431202	OPERATING SUP YEARLY SUBSCRIPTION	067604	61.68
		1-6 MONTH -FIRE	01 -5431202	OPERATING SUP YEARLY SUBSCRIPTION	067604	61.68
11-000079	O'REILLY AUTO PARTS					
		1-0230-157300	01 -5431203	REPAIRS & MAI MISC PARTS & SUPPLIES	067610	16.98
		1-0230-162337	01 -5431203	REPAIRS & MAI MISC PARTS & SUPPLIES	067610	0.28
11-000140	OKLA CORRECTIONS INDUS.					
		1-54442	01 -5215250	CONTINGENCY - NEW FILING CABINET	067614	500.70
11-000345	OKLA DEPT OF LABOR					
		1-131203E30075	01 -5548317	ELEVATOR REPA ELEVATOR INSPECTION FEES	067617	75.00
11-010410	OKLA STATE UNIVERSITY					
		1-49578	01 -5431331	EMPLOYEE TRAV PROMOTIONS TESTING FEE	067618	1,500.00
		1-673	01 -5432331	EMPLOYEE TRAVL CFR CARDS	067618	318.00
11-010520	OIL-OK INDEPENDENT LIVI					
		1-122013-2010/2011	01 -5101355	OIL-OK FOR IN CONTRACT WITH OIL	067619	1,600.00
11-010607	OSU-FIRE SERVICE TRAINI					
		1-48453	01 -5431331	EMPLOYEE TRAVL FIREFIGHTER ACADEMY	067620	1,250.00
11-000329	PITSTOP					
		1-3632	01 -5542203	REPAIRS & MAI KEY COPIES MALE	067622	72.00
11-000350	PB COUNTY TAG AGENCY					
		1-13-01013	01 -5215202	OPERATING SUP TAG & TITLE FOR TRAILER	067487	25.00

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VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
11-500420 POSTMASTER	I-13-01253	01 -5215202	OPERATING SUP YEARLY BOX RENTAL-BOX 907	067623	450.00
11-500510 PRO-KIL, INC	I-76180	01 -5542308	CONTRACTED SE QUART. PEST CONTROL	067625	65.00
	I-76181	01 -5431316	REPAIRS & MAI PEST CONTROL	067625	96.00
	I-76182	01 -5431316	REPAIRS & MAI PEST CONTROL	067625	96.00
	I-76183	01 -5431316	REPAIRS & MAI PEST CONTROL	067625	96.00
	I-76185	01 -5544308	CONTRACT LABO QUART. PEST CONTROL	067625	106.00
	I-76259	01 -5542308	CONTRACTED SE MONTHLY PEST CONTROL	067625	126.00
11-500529 PROFESSIONAL TURF PRODU	I-1243782-00	01 -5544203	REPAIRS & MAI PARTS FOR SWEEPER&SPC	067626	109.07
11-500567 PUBLIC SERVICE/AEP	I-201401025748	01 -5215313	ELECTRIC UTIL ELECTRIC-PAVILION @ KOMAR PARK	067507	96.57
	I-201401025748	01 -5215313	ELECTRIC UTIL ELECTRIC-KOMAR PARK	067507	40.56
	I-201401025748	01 -5215313	ELECTRIC UTIL ELECTRIC-1016 E SOUTH	067507	222.44
	I-201401025748	01 -5215313	ELECTRIC UTIL ELECTRIC-301 E JEFFERSON AVE	067507	38.54
	I-201401025748	01 -5215313	ELECTRIC UTIL ELECTRIC-1699 E CARL ALBERT	067507	21.48
	I-201401025748	01 -5215313	ELECTRIC UTIL ELECTRIC-607 VILLAGE BLVD	067507	459.02
	I-201401025748	01 -5215313	ELECTRIC UTIL ELECTRIC-108 AIRPORT	067507	229.93
11-500597 QFS, LLC	I-WEB000173	01 -5431316	REPAIRS & MAI FIRE EXT SERVICE	067627	143.39
11-500621 R & R TECHNOLOGIES, INC	I-13091302	01 -5565203	REPAIR & MAIN ROADWAY COUNTER PRG	067628	1,190.00
11-500698 DICKIE WOODRAUFF dba PAI	I-2	01 -5542316	REPAIRS & MAI LABOR FOR PAINTING 3 JIS	067632	1,120.00
11-500750 SEARS COMMERCIAL ONE	I-201401065764	01 -4-0-625	REIMBURSEMENT RETURN CREDIT CHECK	067635	96.71
11-500797 SECURITY SYS. & ENG. LN	I-29119	01 -5324202	OPERATING SUP SPEAKER SYSTEM FOR DOOR	067636	120.00
11-500850 SHERATON MIDWEST CITY H	I-275563	01 -5212331	EMPLOYEE TRAV HOTEL FEE (2 NIGHTS)	067637	170.00
11-500890 SHERWIN WILLIAMS	I-1433-6	01 -5542203	REPAIRS & MAI PAINT FOR GYM WALLS	067638	194.04
11-500929 SHRED-IT USA, INC-OKLAH	I-9402880762	01 -5212308	CONTRACTED SE SHREDDING SERVICE FEE	067639	64.00
11-500945 SPECIAL OPS UNIFORMS, I	I-746968	01 -5321207	CLOTHING ALLO CLOTHING ALLOWANCE	067641	1,429.96

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VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-200026	STAPLES ADVANTAGE					
		1-1515672400646391	01 -5225401	COMPUTER TECH PRINTERS FOR OFFICES	067643	399.96
		1-30769	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	067643	9.99
		1-3215136057	01 -5225401	COMPUTER TECH HARDWARE & SOFTWARE	067643	57.97
		1-3215634237	01 -5225401	COMPUTER TECH HARDWARE & SOFTWARE	067643	117.63
		1-3215634238	01 -5225401	COMPUTER TECH HARDWARE & SOFTWARE	067643	94.97
		1-3215634239	01 -5225401	COMPUTER TECH HARDWARE & SOFTWARE	067643	399.90
		1-3217048154	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	067643	149.60
		1-3217529977	01 -5225401	COMPUTER TECH HARDWARE & SOFTWARE	067643	136.99
		1-3217529978	01 -5215250	CONTINGENCY - OFFICE FURNITURE	067643	3,859.84
		1-3218062747	01 -5215250	CONTINGENCY - FURNITURE-TOURISM OFFICE	067643	199.99
		1-3218062749	01 -5225401	COMPUTER TECH HARDWARE & SOFTWARE	067643	14.99
		1-3218062750	01 -5225401	COMPUTER TECH HARDWARE & SOFTWARE	067643	69.99
		1-3218062753	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	067643	206.97
		1-3218062754	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	067643	93.88
		1-3218062755	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	067644	150.22
		1-3218382689	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	067644	106.54
01-200110	T. H. ROGERS LUMBER CO.					
		1-488146	01 -5542203	REPAIRS & MAI LUMBER FOR GRAVE ACCESS	067645	387.57
01-200303	THOMPSON WEST					
		1-528597273	01 -5210330	FURS & SUBSCR STATE STATUES 2014	067647	203.22
01-200600	TWIN CITIES READY MIX,					
		1-88298	01 -5665216	STREET REPAIR CONCRETE FOR REPAIRS	067648	345.63
		1-88430	01 -5665216	STREET REPAIR CONCRETE FOR REPAIRS	067648	432.00
		1-88546	01 -5665216	STREET REPAIR CONCRETE FOR REPAIRS	067648	340.00
		1-88597	01 -5665216	STREET REPAIR CONCRETE FOR REPAIRS	067648	913.50
		1-88642	01 -5665216	STREET REPAIR CONCRETE FOR REPAIRS	067648	938.13
01-200118	UNITED PACKAGING & SHIP					
		1-129709	01 -5431202	OPERATING SUP SHIPPING FEES	067651	35.56
		1-129833	01 -5431202	OPERATING SUP SHIPPING FEES	067651	15.56
01-200940	WALMART COMMUNITY RMC					
		1-007495	01 -5431202	OPERATING SUP MISC OPERATING SUPPLIES	067652	152.33
		1-02862	01 -5431202	OPERATING SUP MISC OPERATING SUPPLIES	067652	153.25
		1-03567	01 -5431202	OPERATING SUP MISC SUPPLIES FOR FIRE	067652	168.16
		1-03650	01 -5215202	OPERATING SUP MISC SUPPLIES	067652	1.38
		1-07740	01 -5431202	OPERATING SUP MISC SUPPLIES FOR FIRE	067652	94.55
		1-09108	01 -5431202	OPERATING SUP MISC OPERATING SUPPLIES	067652	152.97
		1-09528	01 -5431202	OPERATING SUP MISC OPERATING SUPPLIES	067652	44.04
01-200190	WELDON PARTS INC.					
		1-1168352-00	01 -5431203	REPAIRS & MAI MISC SUPPLIES	067654	109.72
01-200200	WHITE ELECTRICAL SUPPLY					
		1-51691867.001	01 -5542203	REPAIRS & MAI MISC MAINT & REPAIRS	067656	13.60

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FUND: 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
*****						
01-W00270	WHITE ELECTRICAL SUPPLY	continued				
	I-S1693147.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS		067656	122.03
	I-S1693617.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS		067656	165.26
	I-S1694604.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS		067656	79.11
	I-S1696832.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS		067656	122.62
	I-S1696843.001	01 -5548203	REPAIRS & MAI MISC MAINT & REPAIRS		067656	235.24
01-W00456	WORKING WELL					
	I-CITY OF MC-1	01 -5653213	SAFETY EXPENS MEDICAL QUESTIONAIRES		067657	15.00
01-W00020	XEROX CORP-MAJOR ACCOUNT					
	I-800625666	01 -5215312	EQUIPMENT REN LEASE PMT ON COPIERS		067658	1,859.89
FUND: 01 GENERAL FUND					TOTAL:	132,207.48

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VENDOR SET: 01

FUND : 02 MEWA

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-A00193	ACCURATE LABS & MINING					
		1-3L11038	02 -5974304	LAB TESTING TESTING FEE	067523	90.00
		1-3L11039	02 -5974304	LAB TESTING TESTING FEE	067523	115.00
		1-3L11048	02 -5974304	LAB TESTING TESTING FEE	067523	460.00
1-A00267	AIRGAS, INC					
		1-9914277632	02 -5974203	REPAIRS & MAI BOTTLE RENTAL & REFILL	067525	62.30
		1-9914277634	02 -5973203	REPAIRS & MAI MONTHLY RENTAL FEE	067525	84.00
1-A00362	ALLIANCE COMMUNICATION					
		1-201312185704	02 -5975330	DUES & SUBSCR INTERNET SVS-UM OFFICE	067377	61.95
11-A00423	ALLIED WASTE SERVICES O					
		1-375-000338788	02 -5866306	CONTRACTED RE WASTE SVS FEE-DEC 2013	067518	152,047.27
		1-375-000338788	02 -5866306	CONTRACTED RE BAL DEBT WRITE OFF	067518	306.61-
1-A00542	AT&T					
		1-201312185702	02 -5267315	TELEPHONE UTI PHONE EXP-INTERNET SVS	067378	876.24
1-A00790	BOLTE ENTERPRISES, INC					
		1-9366400	02 -5974203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067530	23.68
		1-9366492	02 -5974203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067530	26.16
		1-9366449	02 -5974203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	067530	21.79
1-S10160	UNION IRON WORKS, INC.					
		1-S1765208.001	02 -5975209	UTILITY MAINT MISC REPAIR PARTS	067535	111.04
		1-S1765429.001	02 -5975209	UTILITY MAINT MISC REPAIR PARTS	067535	15.78
		1-S1765554.001	02 -5975209	UTILITY MAINT MISC REPAIR PARTS	067535	9.65
1-B00206	BERTREM PRODUCTS, INC.					
		1-0030707	02 -5974203	REPAIRS & MAI ACTUATOR MOTOR	067534	975.00
1-B00490	BRENNTAG SOUTHWEST					
		1-BSW457579	02 -5974206	CHEMICALS ALUM FOR WTP	067539	3,764.96
		1-BSW462100	02 -5974206	CHEMICALS ALUM FOR WTP	067539	3,278.46
1-C00271	CBSA					
		1-201401085765	02 -2510	CBSA COLLECTI UR&C COLLECTION FEES-NOV 2013	067544	125.26
1-C00320	CENTERPOINT ENERGY ARKL					
		1-201312185701	02 -5267314	GAS UTILITY GAS-301 E POLK AVE	067380	500.26
11-C00199	COLE & REED, PC					
		1-73408	02 -5267301	ACCOUNTING YEARLY AUDIT FEES	067545	12,500.00
1-C00340	CRAWFORD & ASSOCIATES					
		1-7849	02 -5267302	CONSULTANTS CONSULTANT FEES	067547	5,480.00
11-C00580	CULLIGAN WATER COND INC					



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VENDOR SET: 01

FUND : 02 MPWA

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-00000	CULLIGAN WATER COND INC	continued				
		1-7263	02 -5974304	LAB TESTING LAB TEST SUPPLIES	067548	24.00
1-00014	DATAMATIC, INC.					
		1-IN-0000016277	02 -5216202	OPERATING SUP REPAIR HAND HELD READER	067549	2,646.50
11-10015	DAVID T HARDGRAVE					
		1-4-1309	02 -5973302	CONSULTANTS : MONTHLY PRE-TREATMENT FLE	067550	2,324.83
1-10000	DEPT. OF ENVIR. QUALITY					
		1-DE 4527171	02 -5974331	EMPLOYEE TRAV TESTING FEES FOR LICENSE	067551	62.00
		1-DE 4527215	02 -5973329	DEQ FEES EXAM APPLICATION	067552	62.00
		1-DE 4527216	02 -5973329	DEQ FEES EXAM APPLICATION	067553	62.00
1-10024	STANLEY RAY OWENS DBA E					
		1-1757	02 -5666230	RECYCLING CEN PORT-A POT RENTAL	067557	100.00
		1-1758	02 -5666230	RECYCLING CEN PORT-A POT RENTAL	067557	200.00
11-10034	ENVIRONMENTAL RESOURCE					
		1-21481	02 -5973304	LAB TESTING TESTING FEE FOR WWTF	067559	4,600.00
		1-21482	02 -5973304	LAB TESTING SAMPLING & TESTING FEES	067559	2,400.00
1-F-10037	PASTENAL					
		1-OKMCA119334	02 -5973203	REPAIRS & MAI REPAIR SUPPLIES	067561	56.76
		1-OKMCA119960	02 -5974303	REPAIRS & MAI MISC REPAIR ITEMS	067561	135.79
		1-OKMCA120350	02 -5973203	REPAIRS & MAI REPAIR SUPPLIES	067561	40.71
1-F-10070	FIRST NATIONAL BANK					
		1-012004-#134	02 -5664510	LEASE PAYMENT CATERFILLAR & COMPACTOR	067562	8,524.37
1-F-10100	FORT COBB FUEL AUTHORITY					
		1-201401025747	02 -5267314	GAS UTILITY UTILITIES-GAS HEREFORD LN	067566	703.21
11-10129	HUGHES NET					
		1-201312185707	02 -5974326	INTERNET SERV INTERNET SVS-WTF	067362	93.50
1-10012	TYLER TECHNOLOGIES					
		1-025-85329	02 -5216336	FEES MONTHLY SUPPORT FEE-US&C	067577	293.16
1-10038	COB CONSTRUCTION CO INC					
		1-030661	02 -5975216	STREET REPAIR ASPHALT FOR TANDY TOWN	067581	10,848.32
		1-030669	02 -5975216	STREET REPAIR ASPHALT FOR TANDY TOWN	067581	6,940.86
		1-030670	02 -5975216	STREET REPAIR ASPHALT FOR TANDY TOWN	067581	290.00
		1-030671	02 -5975216	STREET REPAIR ASPHALT FOR TANDY TOWN	067581	271.44
1-K0010	KIAMIACHI ELECTRIC COOP.					
		1-201312185708	02 -5267313	ELECTRIC UTIL ELECTRIC-HEREFORD LANE	067363	450.62
1-10142	LOWE'S CREDIT SERVICES					

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VENDOR SET: 01

FUND : 02 MPWA

VENDOR	NAME	ITEM #	G/I	ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
11-100428	LOWE'S CREDIT SERVICES	continued					
		I-95751	02	-5975209	UTILITY MAINT MISC MAINT & REPAIR ITEMS	067590	130.97
		I-907645	02	-5974203	REPAIRS & MAI MISC MAINT & REPAIRS	067590	11.66
		I-906913	02	-5975209	UTILITY MAINT MISC MAINT & REPAIR ITEMS	067590	16.44
		I-906914	02	-5975209	UTILITY MAINT MISC MAINT & REPAIR ITEMS	067590	4.72
1-M00014	MESHEK & ASSOC. INC						
		I-2120	02	-5871302	CONSULTANTS PHASE II STORMWATER PGM	067593	367.10
1-M00032	MISTY VALLEY WATER CO.						
		I-64149	02	-5973203	REPAIRS & MAI DISTILLED WATER FOR TEST	067596	11.4
		I-84529	02	-5973203	REPAIRS & MAI DISTILLED WATER FOR TEST	067596	44.10
		I-66593	02	-5973203	REPAIRS & MAI DISTILLED WATER FOR TEST	067596	44.93
		I-66628	02	-5866230	RECYCLING CEN WATER FOR RECYCLE CTR	067596	21.76
		I-66715	02	-5973203	REPAIRS & MAI DISTILLED WATER FOR TEST	067596	13.58
1-N00041	NORTHERN EQUIPMENT COMP						
		I-EMT #7	02	-5974402	RESIDUAL HAND RESIDUAL HANDLING TMP	067607	86,096.27
1-N00047	MEHLBUDGER BRAWLEY, INC						
		I-MC-13-02-02	02	-5871302	CONSULTANTS CONSULTANT FEES-WIR RELOC	067608	11,816.00
11-000275	OKLA DEPT OF COMMERCE						
		I-012014-#6908	02	-5267321	CDBG LOAN #69 CDBG - EDIF #6908	067616	1,145.63
1-P00040	PAGE ANALYTICAL SERVICE						
		C-353763	02	-5973304	LAB TESTING SLUDGE TEST FEES	067621	75.00-
		I-1375044964	02	-5973304	LAB TESTING MONTHLY DMR TESTING FEES	067621	135.00
		I-137505428	02	-5973304	LAB TESTING MONTHLY DMR TESTING FEES	067621	135.00
		I-137505736	02	-5973304	LAB TESTING MONTHLY TESTING FEES	067621	54.47
		I-137506102	02	-5973304	LAB TESTING MONTHLY TESTING FEES	067621	135.00
		I-137506175	02	-5973304	LAB TESTING MONTHLY TESTING FEES	067621	135.47
		I-137507238	02	-5973304	LAB TESTING MONTHLY TESTING FEE	067621	54.47
		I-137507461	02	-5973304	LAB TESTING SLUDGE TEST FEES	067621	766.50
		I-137507493	02	-5973304	LAB TESTING MONTHLY TESTING FEE	067621	135.00
		I-137507519	02	-5973304	LAB TESTING SLUDGE TEST FEES	067621	766.50
		I-137507756	02	-5973304	LAB TESTING MONTHLY TESTING FEE	067621	54.47
11-P00060	PUBLIC SERVICE/REP						
		I-201401023768	02	-5267313	ELECTRIC UTIL ELECTRIC-5000 WATERWORKS RL	067507	92.06
1-R00000	RURAL WATER DISTRICT #1						
		I-201401025749	02	-5267316	WATER UTILITY UTILITIES-WATER LANDFILL	067509	17.07
11-S00030	SOUTHWEST CHEMICAL SERV						
		I-98618	02	-5974206	CHEMICALS CAUSTIC FOR WTP	067640	3,974.60
		I-98698	02	-5974206	CHEMICALS CAUSTIC FOR WTP	067640	4,096.40
1-T00030	TWIN CITIES READY MIX,						

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VENDOR	NAME	ITEM #	G/I ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-01630	TWIN CITIES READY MIX,	continued				
	I-88237	02 -5975218	STREET REPAIR CONCRETE-STREET REPAIRS	067648	498.00	
1-000001	UTILITY SUPPLY CO.					
	I-072468	02 -5975211	WATER METERS WATER METERS	067649	9,730.56	
	I-072757	02 -5975235	WATER MAIN RE SUPPLIES FOR WATER BREAKS	067649	477.60	
	I-072758	02 -5975235	WATER MAIN RE SUPPLIES FOR WATER BREAKS	067649	121.80	
	I-072759	02 -5975235	WATER MAIN RE SUPPLIES FOR WATER BREAKS	067649	433.84	
1-000128	UNITED PACKAGING & SHIP					
	I-130628	02 -5973203	REPAIRS & MAI SAMPLE SHIPPING FEES	067651	30.33	
11-000648	WALMART COMMUNITY BRC					
	I-04860	02 -5871202	OPERATING SUP SUPPLIES FOR RETIREMENTS	067652	82.79	
1-X-01070	WHITE ELECTRICAL SUPPLY					
	I-51692650.001	02 -5973203	REPAIRS & MAI ELECTRICAL REPAIR ITEMS	067656	137.77	
			FUND 00 MPWA	TOTAL:	348,700.14	

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PACKET: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 03 AIRPORT AUTHORITY

VENDOR NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
*****					
01-P00190 FIRST NATIONAL BANK					
	T-012014-#119817	03 -5876511	FNB LOAN #119 LOAN #119817 - AIRPORT AUTH	067562	5,020.00
01-P08560 PUBLIC SERVICE/AEP					
	I-201401025748	03 -5876313	ELECTRIC BILL ELECTRIC-AIRPORT	067537	1,093.93
			FUND 03 AIRPORT AUTHORITY	TOTAL:	6,113.93

PACKET: 10779 CLAIMS FOR 01/14/2014

VENUE SET: 01

FUND : 06 NUTRITION

VENUE	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
11-111400	DIANE CHADSEY					
		1-201401065756	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067554	66.93
1-100000	EMMA R. BELLIS					
		1-201312161709	06 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	067361	105.00
		1-201312165710	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067361	79.10
		1-201401065762	06 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	067556	105.00
		1-201401065763	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067556	79.10
1-000000	GERALDINE F. MALKOWSKI					
		1-201401061738	06 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	067568	45.00
		1-201401065759	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067568	26.62
11-111400	LOUISE MCCONNELL					
		1-201312165711	06 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	067364	105.00
		1-201312165712	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067364	68.99
		1-201401065760	06 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	067559	105.00
		1-201401065761	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067559	69.50
11-100000	RICHFIELD CHEYENNE					
		1-201312165713	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067365	12.69
		1-201401065757	06 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	067629	83.06
11-300000	AT & T					
		1-201401065745	06 -5549315	TELEPHONE UTI PHONE EXP- NUTRITION	067510	172.60
			FUND 06 NUTRITION	TOTAL:		1,187.93

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FUND : 27 TOURISM FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-1	MISC VENDOR					
	KATHY WALL	I-201312185714	27 -5655214	TOURISM EXPEN KATHY WALL: TRAVEL EXP	067375	159.33
1-200493	BRIGGS PRINTING					
		I-61353	27 -5655214	TOURISM EXPEN TOURISM ADVERTISING	067536	336.50
		I-61353-2	27 -5655214	TOURISM EXPEN MCALESTER POST CARDS	067536	138.00
1-F00394	FRONTIER COUNTRY MARKET					
		I-7242	27 -5655214	TOURISM EXPEN MEMBERSHIP FEE	067563	100.00
1-L0353	DIVABILITY dba JOURNAL					
		I-FMT #1	27 -5655214	TOURISM EXPEN ADVERTISEMENT FEE	067567	1,500.00
1-M00134	MCALESTER MAIN STREET					
		I-122013-2010/2011	27 -5655353	MAIN STREET P CONTRACT WITH MCALESTER MAIN S	067599	1,050.00
1-00137	OKLA TOURISM/RECREATION					
		I-11060	27 -5655214	TOURISM EXPEN MCALESTER BROCHURES	067613	537.30
1-P00450	PRIDE IN MCALESTER					
		I-122013-2010-2011	27 -5655352	MISC PRIDE IN CONTRACT WITH PRIDE IN McALEST	067624	2,250.00
			FUND 27	TOURISM FUND	TOTAL:	6,071.13

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PACKET: 18779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 28 SE EXPO CENTER

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
11-000000	COUNTRY MART	I-4290710120	28 -5654210	CONCESSION SU CONCESSION SUPPLIES	067546	24.18
11-000100	JACKIE BRANNON CORR. CT	I-20130133	28 -5654308	CONTRACT SERV INMATE FEES	067580	122.32
11-000075	LAKE EUGAULA ASSOC INC	I-2014 GUIDE	28 -5654317	ADVERTISING & ADVERTISEMENT FEE	067585	1,300.00
11-000076	LAMBERT MECHANICAL INC	I-130969	28 -5654316	REPAIRS & MA1 HVAC REPAIRS-EXPO	067586	630.01
11-000160	PUBLIC SERVICE/AEP	I-201401025746	28 -5654313	ELECTRIC UTIL ELECTRIC-RV FK EXPO	067507	36.16
11-000147	RESONANCE BROADBAND	I-201401025750	28 -5654326	INTERNET SERV INTERNET SVS-EXPO	067508	100.00
11-000109	SADLER PAPER CO	I-25931	28 -5654203	REPAIR & MAIN JANITORIAL SUPPLIES	067633	1,000.10
11-000190	SECURITY SYS. & ENG. IN	I-29121	28 -5654316	REPAIRS & MA1 ALARM MONITORING FEE	067626	85.00
	FUND	28	SE EXPO CENTER	TOTAL:		3,422.79

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PACKET: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 29 E-911

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-010146	CANADIAN VALLEY TELEPHO					
		1-201312185706	29 -5324315	TELEPHONE UTI PHONE EXP-911 COUNTY TRUNK	067379	226.72
1-N00115	NENA-NATIONAL EMERGENCY					
		1-300013778	29 -5324331	EMPLOYEE TRAV 2014 MEMBERSHIP DUES	067602	137.00
1-30190	SECURITY SYS. & ENG. IN					
		1-29119	29 -5324316	REPAIRS-MAINT SPEAKER SYSTEM FOR DOOR	067636	360.00
1-300880	AT & T					
		1-201401025745	29 -5324315	TELEPHONE UTI PHONE EXP- E911 WIRELESS	067510	228.36
		1-201401025745	29 -5324315	TELEPHONE UTI PHONE EXP-E911	067510	2,200.36
1-W00890	WINISTREAM CORPORATION					
		1-201401025751	29 -5324315	TELEPHONE UTI PHONE EXP-911 CTY TRUCK LANE	067511	451.67
			FUND	29 E-911	TOTAL:	3,694.11



PACKET: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 30 ECONOMIC DEVELOPMENT

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-110030	INTERNATIONAL ECONOMIC					
		I-2014 DUES	30 -5652330	DUES & SUBSCR ANNUAL MEMBERSHIP DUES	067579	145.00
1-110353	MOVABILITY dba JOURNAL					
		I-FMT #1	30 -5652350	BUSINESS DEVE ADVERTISEMENT FEE	067587	2,615.00
1-MC0134	MCALESTER MAIN STREET					
		I-122013-2010/2011	30 -5211353	MAIN STREET P CONTRACT WITH MCALESTER MAIN S	067599	1,050.00
1-1100275	OKLA DEPT OF COMMERCE					
		I-012014-#12248	30 -5211310	CDBG / EDCF E CDBG - EDCF CONT #12248	067615	262.50
11-110359	PB COUNTY TAG AGENCY					
		I-13-01163	30 -5652102	OPERATING SUP TAG & TITLE-2014 FORD EXP	067467	37.50
1-110450	PRIDE IN MCALESTER					
		I-122013-2010-2011	30 -5211352	MISC PRIDE IN CONTRACT WITH PRIDE IN MCALEST	067624	2,250.00
11-110464	ROBINSON INTERNATIONAL,					
		I-122013-2012-13	30 -5211361	LOBBYING SERV LOBBYING SERVICES-MUSA	067630	2,000.00
			FUND	30 ECONOMIC DEVELOPMENT	TOTAL:	8,380.00

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FUND : 32 GRANTS & CONTRIBUTIONS

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-MIRAGE	MIRACLE RECREATION EQUI	I-665165	32 -5215219	GRANTS - PARK SHADE FOR TOT PLAYGROUND	067595	7,098.53
01-S M100	JOEY LYNN WOOD dba SCOR	I-13-01191	32 -5215214	EXPENSES-DOG LABOR & MATERIALS FOR PAD	067634	1,335.00
			FUND:	32 GRANTS & CONTRIBUTIONS	TOTAL:	8,433.53

BATCHED: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 35 FLEET MAINTENANCE

VENDOR NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
11-A11200 ADAM TRUE VALUE & AG SU	1-263066	35 -5862203	REPAIRS & MAI SMALL AUTO PARTS	067524	91.15
11-A11700 BOLTE ENTERPRISES, INC	0-935615	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	10.62
	1-935509	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	5.71
	1-935569	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	10.60
	1-936286	35 -5862203	REPAIRS & MAI FILTERS FOR PARKS EQUIP	067529	100.97
	1-936238	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	184.03
	1-936343	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	16.77
	1-936355	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	27.70
	1-936397	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	14.58
	1-936396	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	104.00
	1-936399	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	120.00
	1-936401	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067529	18.75
	1-936539	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	13.07
	1-936553	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	60.00
	1-936585	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	44.05
	1-936654	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	56.45
	1-936672	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	5.97
	1-936728	35 -5862203	REPAIRS & MAI HYD OIL FOR S-36	067530	1,500.00
	1-936835	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	124.24
	1-936993	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	2.59
	1-937009	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	24.59
	1-937018	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067530	50.06
	1-937021	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067531	70.20
	1-937076	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067531	6.72
	1-937078	35 -5862203	REPAIRS & MAI MISC SMALL PARTS	067531	6.49
	1-937095	35 -5862203	REPAIRS & MAI MISC SMALL AUTO PARTS	067531	53.28
11-B11143 B & S SUPPLY, INC.	1-63050	35 -5862203	REPAIRS & MAI MISC SHOP SUPPLIES	067531	360.61
11-B10150 BEARES GOODYEAR TIRES	1-MC-211726	35 -5862203	REPAIRS & MAI TIRES FOR NEW POLICE CARS	067534	1,063.28
	1-MC-211766	35 -5862203	REPAIRS & MAI TIRES FOR UTM-4	067534	780.00
11-C00148 CAR BONZ SALVAGE	1-284754	35 -5862203	REPAIRS & MAI AUTO PARTS & REPAIRS	067540	35.00
11-D11745 CATHEY & ASSOCIATES, L.	1-35011	35 -5862203	REPAIRS & MAI REPAIRS TO WINDSHIELDS	067543	39.95
11-E11315 FRONTIER INJUN. TRUCKS,	0-894086	35 -5862203	REPAIRS & MAI CLUTCH ASSY FOR S-21	067564	100.00
	1-895308	35 -5862203	REPAIRS & MAI CLUTCH ASSY FOR S-21	067564	1,669.35
	1-895369	35 -5862203	REPAIRS & MAI CLUTCH ASSY FOR S-21	067564	86.23
11-G01010 G & C RENTAL CENTER, IN					

PACKET: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 35 FLEET MAINTENANCE

VENDOR NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-GC0010 G & C RENTAL CENTER, IN	continued				
	I-25344	35 -5862203	REPAIRS & MAI TRANSMISSION JACK	067566	100.00
1-K00190 YELLOWHOUSE MACHINERY C					
	I-908817	35 -5862203	REPAIRS & MAI SMALL REPAIR PARTS	067583	36.53
	I-908840	35 -5862203	REPAIRS & MAI SMALL REPAIR PARTS	067583	69.60
	I-908890	35 -5862203	REPAIRS & MAI SMALL REPAIR PARTS	067583	693.06
	I-906941	35 -5862203	REPAIRS & MAI SMALL REPAIR PARTS	067583	124.30
1-N10170 NIX AUTO CENTER, INC.					
	I-251962	35 -5862203	REPAIRS & MAI REPAIR PARTS	067605	42.96
11-N00271 FREEDOM FORD INC					
	I-1052012	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	067606	45.95
	I-152003	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	067606	102.30
	I-152205	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	067606	42.95
	I-80733	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	067606	142.95
11-006150 GGT EQUIPMENT, INC.					
	I-297708	35 -5862203	REPAIRS & MAI FAN BLADE FOR S-33	067609	216.64
1-000975 O'REILLY AUTO PARTS					
	C-0230-157576	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	2.09-
	C-0230-157576	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	2.29-
	C-0230-165663	35 -5862203	REPAIRS & MAI SMALL PARTS	067610	49.50-
	I-0230-157578A	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	2.29
	I-0230-157574	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	2.29
	I-0230-162554	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	59.02
	I-0230-162795	35 -5862203	REPAIRS & MAI SMALL PARTS	067610	43.66
	I-0230-163043	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	95.14
	I-0230-163716	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	482.18
	I-0230-164581	35 -5862203	REPAIRS & MAI SMALL PARTS	067610	550.60
	I-0230-164684	35 -5862203	REPAIRS & MAI SMALL PARTS	067610	153.74
	I-0230-164716	35 -5862203	REPAIRS & MAI MISC AUTO PARTS	067610	184.36
	I-0230-164720	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	48.20
	I-0230-165079	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	84.99
	I-0230-165492	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	5.99
	I-0230-165534	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	13.58
	I-0230-165660	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	141.70
	I-0230-165724	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	34.34
	I-0230-166310	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	45.04
	I-0230-166317	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	75.75
	I-0230-166338	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	68.29
	I-0230-166466	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	103.76
	I-0230-166626	35 -5862203	REPAIRS & MAI SMALL PARTS	067611	9.99
11-000122 OK TIRE					
	I-11566	35 -5862203	REPAIRS & MAI MISC TIRE REPAIRS	067612	59.95

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UNIT : 35 FLEET MAINTENANCE

VENUE/OF	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
11-800446	ROGER KEY EQUIPMENT					
	1-90315	35	-5862203	REPAIRS & MAI PARTS FOR - PK16	067631	1,721.72
1-800416	STANDARD MACHINE LLC					
	1-236201	35	-5862203	REPAIRS & MAI MISC EQUIP REPAIRS	067642	23.94
	1-236215	35	-5862203	REPAIRS & MAI MISC EQUIP REPAIRS	067642	52.66
1-700299	THOMPSON DIESEL INC					
	1-734727	35	-5862203	REPAIRS & MAI REPAIRS TO INJECTOR PUMP	067646	879.67
1-800972	WARREN CAT					
	C-10R123449	35	-5862203	REPAIRS & MAI CUTTING EDGE ENDCAPS-S-36	067653	393.80
	1-PS100466973	35	-5862203	REPAIRS & MAI CUTTING EDGE S-34	067653	1,675.52
	1-PS100490326	35	-5862203	REPAIRS & MAI CUTTING EDGE S-34	067653	275.00
	1-PS100490327	35	-5862203	REPAIRS & MAI CUTTING EDGE ENDCAPS-S-36	067653	893.48
	1-PS150119221	35	-5862203	REPAIRS & MAI MUFFLER FOR S-31	067653	594.77
11-800195	WELDON PARTS INC.					
	1-1164462-00	35	-5862203	REPAIRS & MAI MISC TRUCK PARTS-	067654	6.35
	1-1164460-00	35	-5862203	REPAIRS & MAI MISC TRUCK PARTS-	067654	15.74
	1-1167391-00	35	-5862203	REPAIRS & MAI MISC TRUCK PARTS-	067654	76.67
11-800169	WHITES TRACTORS					
	1-696110	35	-5862203	REPAIRS & MAI HYDRAULIC CYL REPAIRS	067655	24.00
				FUND	35	FLEET MAINTENANCE
				TOTAL:		17,316.50

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FACET: 19779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

FUND : 41 CIP FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
1-K00100	FIRST NATIONAL BANK					
		I-012014-#137	41 -5865510	LEASE PAYMENT LEASE PAYMENT ON DURAPATCHER	067562	3,376.64
1-K00190	KUSTOM SIGNALS, INC.					
		I-491490	41 -5321401	CAPITAL OUTLA RADAR-NEW POLICE UNITS	067584	6,756.00
1-N00340	MEHLBURGER BRAWLEY, INC					
		I-MC-13-03-01	41 -5974402	30 INCH PUMP 30" PUMP HEADER REPLACE	067606	1,220.00
1-P01350	BB COUNTY TAG AGENCY					
		I-13-01193	41 -5321401	CAPITAL OUTLA TAG & TITLES- POLICE	067487	150.00
1-U00061	UTILITY SERVICES CO., I					
		I-333391	41 -5975401	WATER TOWER C MAINT CONTRACT-WTR TWRS	067650	44,406.14
		I-333392	41 -5975401	WATER TOWER C MAINT CONTRACT-WTR TWRS	067650	67,580.92
		I-333393	41 -5975401	WATER TOWER C MAINT CONTRACT-WTR TWRS	067650	92,637.23
		I-333394	41 -5975401	WATER TOWER C MAINT CONTRACT-WTR TWRS	067650	44,425.67
		I-333395	41 -5975401	WATER TOWER C MAINT CONTRACT-WTR TWRS	067650	43,934.77
		I-333396	41 -5975401	WATER TOWER C MAINT CONTRACT-WTR TWRS	067650	31,766.26
			FUND 41 CIP FUND	TOTAL:		336,155.83
				REPORT GRAND TOTAL:		866,195.69

\*\* G/L ACCOUNT TOTALS \*\*

YEAR	ACCOUNT	NAME	AMOUNT	*****LINE ITEM***** ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	*****GROUP BUDGET***** ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2013-2014	01 -4-0-625	REIMBURSEMENTS *NON-EXPENS	96.71	20,000-	1,398.46-		
	01 -5101202	OPERATING SUPPLIES	359.81	7,000	5,751.40		
	01 -5111355	OTL-OK FOR INDEPENDENT LIV	1,800.00	21,600	10,800.00		
	01 -5210302	CONSULTANTS/LABOR RELATION	14,940.78	42,000	11,437.56		
	01 -5210330	DUES & SUBSCRIPTIONS	203.22	2,200	158.01		
	01 -5212306	CONTRACTED SERVICES	64.00	1,000	285.00		
	01 -5212317	ADVERTISING & PRINTING	36.80	2,000	1,264.03		
	01 -5212331	EMPLOYEE TRAVEL & TRAININ	357.56	2,700	1,577.24		
	01 -5213336	FEES	200.00	3,000	1,600.00		
	01 -5214302	CONSULTANTS	10,576.60	75,000	17,101.00		
	01 -5215002	OPERATING SUPPLIES	1,897.99	28,500	3,842.85		
	01 -5215250	CONTINGENCY - (CTY MGR)	4,560.53	25,000	15,432.62		
	01 -5215301	AUDITING	12,500.00	18,750	1,250.00		
	01 -5215302	CONSULTANTS	5,460.00	25,000	2,280.00		
	01 -5215312	EQUIPMENT RENTALS	1,659.89	31,500	45.00- Y		
	01 -5215313	ELECTRIC UTILITY	1,108.14	287,000	140,332.53		
	01 -5215314	GAS UTILITY	396.59	6,000	5,240.07		
	01 -5215315	TELEPHONE UTILITY	203.31	38,224	8,615.66		
	01 -5225349	SOFTWARE MAINTENANCE	5,943.00	62,100	10,801.85		
	01 -5225401	COMPUTER TECHNOLOGY	1,314.42	11,000	2,509.55		
	01 -5320328	INTERNET SERVICE	116.75	1,500	799.50		
	01 -5321202	OPERATING SUPPLIES	47.44	11,300	4,793.18		
	01 -5321207	CLOTHING ALLOWANCE	1,429.98	27,200	5,900.23		
	01 -5321306	CONTRACTED SERVICES	640.50	10,700	4,514.14		
	01 -5324202	OPERATING SUPPLIES	128.00	1,000	515.00		
	01 -5431202	OPERATING SUPPLIES	1,001.26	12,900	5,813.34		
	01 -5431203	REPAIRS & MAINT SUPPLIES	584.76	9,900	4,743.77		
	01 -5431204	SMALL TOOLS	401.61	4,100	3,398.39		
	01 -5431207	CLOTHING ALLOWANCE	642.71	18,000	3,956.60		
	01 -5431316	REPAIRS & MAINTENANCE	451.39	6,500	5,430.61		
	01 -5431328	INTERNET SERVICE	62.90	4,000	2,992.80		
	01 -5431329	PROMOTIONAL	125.90	2,000	819.30		
	01 -5431331	EMPLOYEE TRAVEL & TRAININ	2,811.18	6,300	481.02- Y		
	01 -5432202	OPERATING SUPPLIES	2,857.21	18,900	3,941.04		
	01 -5432300	DUES & SUBSCRIPTIONS	315.60	1,200	885.00		
	01 -5432331	EMPLOYEE TRAVEL & TRAINING	318.00	2,800	1,781.00		
	01 -5542203	REPAIRS & MAINT SUPPLIES	1,318.57	50,000	23,259.95		
	01 -5542308	CONTRACTED SERVICES	209.35	14,400	7,300.30		
	01 -5542310	REPAIRS & MAINTENANCE	1,120.00	13,588	6,935.70		
	01 -5543203	REPAIRS & MAINT SUPPLIES	122.32	10,500	7,054.38		
	01 -5544203	REPAIRS & MAINTENANCE SUPP	109.07	7,500	4,719.61		
	01 -5544306	CONTRACT LABOR	106.00	15,900	6,408.00		
	01 -5547306	CONTRACTED SERVICES	367.99	4,500	84.00		
	01 -5547324	INTERNET SERVICE	125.90	360	65.65- Y		
	01 -5548203	REPAIRS & MAINTENANCE SUPP	3,786.00	44,000	7,392.98		

\*\* G/L ACCOUNT TOTALS \*\*

YEAR	ACCOUNT	NAME	AMOUNT	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	01 -5546316	REPAIRS & MAINTENANCE	1,234.00	17,500	9,113.66		
	01 -5546317	ELEVATOR REPAIR/MAINTENANC	75.00	4,400	691.54		
	01 -5652317	ADVERTISING & PRINTING	157.47	2,300	1,621.62		
	01 -5652330	DUES & SUBSCRIPTIONS	191.00	3,500	1,900.00		
	01 -5653213	SAFETY EXPENSE	15.00	24,000	11,631.33		
	01 -5662203	REPAIR & MAINT-TRAFFIC CON	1,190.00	91,800	63,331.45		
	01 -5665212	FUEL EXPENSE	6,390.00	44,412	13,929.51		
	01 -5665218	STREET REPAIRS & MAINTENAN	32,209.63	265,101	96,923.06		
	01 -5665326	INTERNET SERVICE	83.88	900	0.96		
	01 -5665403	STREETS RECONSTRUCTION PRO	8,676.83	541,398	13,394.75		
	02 -2512	CBSA COLLECTION FEES	125.26				
	02 -5216202	OPERATING SUPPLIES	2,846.10	16,300	10,354.66		
	02 -5216336	FEES	293.16	4,100	2,467.66		
	02 -5267301	AUDITING	12,500.00	23,000	5,500.00		
	02 -5267302	CONSULTANTS	5,480.00	25,000	2,558.40		
	02 -5267313	ELECTRIC UTILITY	542.68	389,123	166,041.25		
	02 -5267314	GAS UTILITY	1,073.47	7,223	5,591.62		
	02 -5267315	TELEPHONE UTILITY	876.20	50,000	5,157.99- Y		
	02 -5267316	WATER UTILITY	17.07	6,300	8,185.72		
	02 -5267421	CDBG LOAN #6908	1,145.83	13,700	5,729.19		
	02 -5664510	LEASE PAYMENTS	8,524.37	100,293	42,622.41		
	02 -5666230	RECYCLING CENTER EXPENSE	321.06	2,800	1,385.50		
	02 -5666376	CONTRACTED REFUSE SERVICES	151,740.06	1,799,800	686,103.50		
	02 -5671202	OPERATING SUPPLIES	82.79	3,000	2,475.26		
	02 -5671302	CONSULTANTS	12,163.50	195,632	56,733.52		
	02 -5973203	REPAIRS & MAINT SUPPLIES	467.58	14,000	35,371.46		
	02 -5973302	CONSULTANTS (IND. PRETREAT	2,324.63	20,900	10,860.76		
	02 -5973304	LAB TESTING	9,550.68	22,100	2,007.31		
	02 -5973329	DEQ FEES	124.00	15,300	14,070.58		
	02 -5974203	REPAIRS & MAINT SUPPLIES	1,206.58	60,000	34,407.41		
	02 -5974206	CHEMICALS	15,114.62	595,872	212,691.66		
	02 -5974304	LAB TESTING	289.00	35,000	16,140.94		
	02 -5974326	INTERNET SERVICE	93.53	1,300	832.50		
	02 -5974331	EMPLOYEE TRAVEL & TRAININ	62.00	2,500	2,438.00		
	02 -5974402	RESIDUAL HANDLING PROJECT	86,096.27	371,120	7,186.09		
	02 -5975209	UTILITY MAINTENANCE SUPP.	790.60	32,500	6,922.65		
	02 -5975211	WATER METERS	9,730.56	125,000	77,937.96		
	02 -5975216	STREET REPAIRS & MAINTENAN	18,848.62	84,236	3,962.47		
	02 -5975235	WATER MAIN REPAIR	1,333.24	50,000	1,795.39		
	02 -5975330	DUES & SUBSCRIPTIONS	62.95	0	62.95- Y		
	03 -5676313	ELECTRIC UTILITY	1,093.93	11,776	3,218.01		
	03 -5676511	FNB LOAN #119817 PAYMENTS	5,020.00	60,240	25,100.00		
	06 -5549308	CONTRACT SERVICES	1,015.33	15,500	7,751.49		
	06 -5549315	TELEPHONE UTILITY	172.60	3,000	1,734.90		
	25 -5655214	TOURISM EXPENSE	2,771.13	48,500	27,062.37		



\*\* G/L ACCOUNT TOTALS \*\*

YEAR	ACCOUNT	NAME	AMOUNT	*****LINE ITEM*****			*****GROUP BUDGET*****		
				ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	27 -5655352	MISC PRIDE IN MCALESTER	2,250.00	27,000	13,500.00				
	27 -5655353	MAIN STREET PROGRAM	1,050.00	12,600	6,300.00				
	28 -5654203	REPAIR & MAINT SUPPLIES	1,025.12	18,846	6,183.16				
	28 -5654210	CONCESSION SUPPLIES	24.18	17,721	7,550.11				
	28 -5654306	CONTRACT SERVICES	122.32	3,046	1,660.45				
	28 -5654313	ELECTRIC UTILITY	36.16	57,000	26,897.35				
	28 -5654316	REPAIRS & MAINTENANCE	715.01	20,000	2,079.43				
	28 -5654317	ADVERTISING & PRINTING	1,300.00	6,906	2,793.00				
	28 -5654326	INTERNET SERVICE	100.00	1,146	13.00-	Y			
	29 -5324310	TELEPHONE UTILITY	3,107.11	55,710	30,186.64				
	29 -5324316	REPAIRS-MAINTENANCE	360.00	2,800	1,048.61				
	29 -5324331	EMPLOYEE TRAVEL & TRAININ	137.00	4,500	3,900.12				
	30 -5211352	MISC PRIDE IN MCALESTER	2,250.00	27,000	13,500.00				
	30 -5211353	MAIN STREET PROGRAM	1,050.00	12,600	6,300.00				
	30 -5211361	LOBBYING SERVICES	2,000.00	24,000	12,000.00				
	30 -5211510	CDBG / EDIF DURALINE LOAN	287.50	3,390	1,412.50				
	30 -5652202	OPERATING SUPPLIES	37.50	4,000	3,962.50				
	30 -5652330	DUES & SUBSCRIPTIONS	145.00	3,500	2,410.00				
	30 -5652350	BUSINESS DEVELOPMENT EXPEN	2,615.00	14,600	1,939.00				
	32 -5215214	EXPENSES-DOG PARK	1,335.00	19,296	1,376.61-	Y			
	32 -5215219	GRANTS - PARKS	7,098.93	8,000	0.00				
	35 -5662203	REPAIRS & MAINTENANCE SUPP	17,318.50	245,700	63,256.71				
	41 -5321401	CAPITAL OUTLAY	6,906.00	245,000	104,849.36				
	41 -5655510	LEASE PAYMENTS	2,376.64	40,547	16,695.12				
	41 -5974402	30 INCH PUMP HEADER REPIAC	1,220.00	0	24,400.00-	Y			
	41 -5975401	WATER TOWER CAPITAL PROJEC	324,758.99	345,000	20,249.01				
	** 2013-2014 YEAR TOTALS **		866,595.69						

NO ERRORS

\*\* END OF REPORT \*\*

PACKET: 10779 CLAIMS FOR 01/14/2014

VENDOR SET: 01

BANK : FNB FIRST NATIONAL BANK

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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## \*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
01	12/2013	354.21CR
01	1/2014	131,853.19CR
02	12/2013	2,053.59CR
02	1/2014	341,646.95CR
03	1/2014	6,113.93CR
08	12/2013	430.92CR
08	1/2014	757.01CR
27	12/2013	159.33CR
27	1/2014	5,911.80CR
28	1/2014	3,322.79CR
29	12/2013	226.72CR
29	1/2014	3,377.39CR
30	12/2013	37.50CR
30	1/2014	8,342.50CR
32	1/2014	8,433.53CR
35	1/2014	17,318.50CR
41	12/2013	150.00CR
41	1/2014	336,105.83CR
=====		
ALL		866,595.69CR



215 E. Choctaw Ave., Ste. 112 • McAlester, OK 74501 • (918) 423-8888 • [mcalestermainst@att.net](mailto:mcalestermainst@att.net)

December 23, 2013

Dear Sirs:

As you know, McAlester Main Street received \$6,000 from the City of McAlester to assist with the Wild West Festival held in Old Town on October 5, 2013.

The Wild West Festival included more entertainment and activities than ever before and was enjoyed by attendees despite the rainy weather. Old Town Association volunteers worked very hard to host this family event for the community.

McAlester Main Street again co-hosted the Wild Color Stampede, a 5K fun run, with Old Town Association as a part of the Wild West Festival. Despite the rain, approximately 50 runners participated, and around 15 volunteers worked the registration table and threw color at runners. The event raised \$3,074.52, which was divided equally between McAlester Main Street and Old Town Association.

Old Town Association is submitting a report on the results of the larger event and the money they spent beyond the City's contribution. However, I have included on the following page a list of Wild West Festival expenditures paid by McAlester Main Street with City funds, the majority of which paid for entertainment.

Please feel free to contact me for further information.

Thank you,

*Ginny Webb*

Ginny Webb, Executive Director  
McAlester Main Street



215 E. Choctaw Ave., Ste. 112 • McAlester, OK 74501 • (918) 423-8888 • [mcalestermainst@att.net](mailto:mcalestermainst@att.net)

**Wild West Festival Expenditures  
Paid By McAlester Main Street With City Funds**

<b>Entertainers</b>	<b>Amount Paid</b>
Phillip Bauer	\$2,500.00
Steve Crawford	\$1,000.00
Richard Heinrich	\$550.00
Dale Moser	\$300.00
Hunter Gotcher	\$250.00
Levi Parham	\$250.00
MC – Kevin Priddle	\$250.00
Stage Manager – Lacey Sudderth	\$200.00
Stagecoach – Ben Buckwaller	\$150.00
Large Tent – A&J Rental & Sales	\$550.00
<b>TOTAL</b>	<b>\$6,000.00</b>

was the spotlight for a full page because of the Johnny Cash impersonator that we hired. Again, he wouldn't have been our headliner if the city didn't help.

Finally, and this may be the most important of all, we learned that vendors will come to our festival if we have a good lineup. This year's festival had twice as many vendors as last years. We did very little different in recruiting vendors. The only difference was the quality of entertainment and activities. After the festival, I received numerous calls from the vendors that came and paid us compliments on the way we ran the festival and all said that they would definitely be back in 2014 as vendors. We had some vendors that didn't show up to the festival because of the rain and several of those called and apologized for not being present and stated that they would sign up again for 2014.

As for the number of people attending the festival, we had a good crowd turnout. The rain started early at 7 a.m. and when there wasn't rain, there were crowds. If the rain had not been an issue for our 2013 Wild West Festival, we would have seen one of the biggest festivals in Southeastern Oklahoma! I spoke to many people who said they were from Tulsa, Oklahoma City and other cities around McAlester. They only had great things to say about the festival and McAlester as well.

Plans have already commenced for the Wild West Festival 2014. We plan to have several big announcements to make the festival even bigger and better for this year and we hope we can count on the City of McAlester for its continued support of this great community gathering.

When something fails in government or in life, it is easy to point fingers and blame people. Well I am here today to point a finger at you and say: That if it wasn't for this council, the 17th Wild West Festival would have had less coverage in the media, less quality entertainers, less vendors and fewer people showing up to participate. Your money increased community involvement and economic development.

Thank You,

Eddie Gray  
Vice President, Old Town Association

## Wild West Festival 2013 Expenses

Newspaper Advertising	\$2,691.00
Radio Advertising	936.00
Printed Material	372.00
MCCAP Bandstand Rental	275.00
Screen Printing for T-Shirts	750.00
Sound System	2496.00
Sound System installation	579.85
Krebs Brewing (WWF Beer)	1440.00
Electrician	55.00
Labor, Tree Cutting for Indian Village	600.00
Misc Expenses (Postage, Paper, etc.)	272.30
Gun Fighter Supplies	63.00
Spaghetti Theater Expenses	<u>1527.00</u>
Old Town Association Expenses	\$12,057.15
City of McAlester investment	\$6,000.00
Office Work (Not Turned in as an Expense)	<u>\$2,500.00</u>
Total Cost of 2013 Wild West Festival	\$20,557.15



## Oklahoma Municipal Assurance Group

3650 S. Boulevard • Edmond, OK 73013-5581 • 405/657-1400 • 800/234-9461 • fax: 405/657-1401 • www.omag.org

December 16, 2013

Ms. Cora Middleton  
City of McAlester  
P.O. Box 578  
McAlester, OK 74502

Re: Member : City of McAlester  
Claimant : Patricia Thomas Gaytan  
Date of Loss : 12/2/13  
Claim No. : 135426-KW

Dear Ms. Middleton:

We have completed our investigation regarding the above referenced claim. It is our recommendation to the City of McAlester that this claim be denied. We find no liability on the City's part, regarding this incident.

Under the Governmental Tort Claims Act, 51 Okla. Sec 157(A), this claim will be deemed denied ninety (90) days after it was received by City of McAlester or on 3/2/14. 51 Okla. Stat. Sec 157 (B) requires any lawsuit under the Act to be commenced within one hundred eighty (180) days after denial of the claim.

Thus to begin the 180-day statute of limitations prior to 3/2/14 we suggest you docket this claim for denial at the next meeting of your municipal governing body. **For the 180-day period to start running, the claimant must be notified in writing at the address on the claim within five (5) days of the denial.** To document compliance with the Act, we recommend that you send notice of denial of the claim by certified mail.

Please advise us as soon as possible of any official action taken by the municipal governing body on denial of this claim.

Sincerely,

Kyle Waid  
Claims Examiner

Enclosure



## Oklahoma Municipal Assurance Group

3650 S. Boulevard • Edmond, OK 73013-5581 • 405/657-1400 • 800/234-9461 • fax: 405/657-1401 • www.omag.org

December 16, 2013

12-18-2013  


Patricia Thomas Gaytan  
P.O. Box 167  
Savanna, OK 74565

RE: Member : City of McAlester  
Claimant : Patricia Thomas Gaytan  
Date of Loss : 12/2/13  
Claim No. : 135426-KW

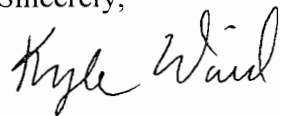
Dear Ms. Gaytan:

As the adjuster for the Oklahoma Municipal Assurance Group, the general liability insurer for the City of McAlester, I am recommending denial of this claim and find no liability on the City's part for this claim.

Our investigation reveals that this road is out of the City of McAlester's jurisdiction and is maintained by the State of Oklahoma.

Based on this information we are recommending denial of this claim to the City of McAlester.

Sincerely,



Kyle Waid  
Claims Examiner

cc: City of McAlester





## Oklahoma Municipal Assurance Group

3650 S. Boulevard • Edmond, OK 73013-5581 • 405/657-1400 • 800/234-9461 • fax: 405/657-1401 • www.omag.org

December 9, 2013

Patricia Thomas Gaytan  
P.O. Box 167  
Savanna, OK 74565

Re:	Member	:	City of McAlester
	Claimant	:	Patricia Thomas Gaytan
	Date of Loss	:	December 2, 2013
	Claim Number	:	135426-KW

Dear Ms. Thomas-Gaytan:

This will acknowledge receipt of the above captioned claim. The undersigned will be directing the handling of this matter and will be in touch in the near future.

Sincerely,

Kyle Waid  
Claims Examiner

KW/JP

Cc: City of McAlester

# NOTICE OF TORT CLAIM

## OKLAHOMA MUNICIPAL ASSURANCE GROUP - MUNICIPAL LIABILITY PROTECTION PLAN

### A. CLAIMANT REPORT

To the City of McAlester

DEC 04 2013

Public entity you are filing this claim against.

### PLEASE PRINT OR TYPE AND SIGN

**IMPORTANCE NOTICE:** The filing of this form with the City Clerk's office is only the initial step in the claim process and does not indicate in any manner the acceptance of responsibility by the City or its related entities. Written notice is required by law and shall be filed with the City Clerk within one (1) year from the date of occurrence. It will then be sent to OMAG Claims Dept. for investigation. You may expect them to contact you. Failure to file within such time frame may result in the claim being barred in its entirety. Other limitations to your claim may apply. (See Oklahoma Statutes Title 51, Section 151-172).

CLAIMANT(S) Patricia Thomas Gaytan CLAIMANT(S) SOCIAL SECURITY NO. \_\_\_\_\_  
 ADDRESS PO box 1167 / 361 A Ave CLAIMANT(S) DATE OF BIRTH \_\_\_\_\_  
Savanna, OK 74565 PHONE: HOME( ) \_\_\_\_\_ BUS.( ) \_\_\_\_\_

- DATE AND TIME OF INCIDENT 12-2-13 11 a.m. 5:30p.m. Continue on another sheet if needed for any information requested
- LOCATION OF INCIDENT stop sign on access rd, and buffalo dr, Van Buren Ave.
- DESCRIBE INCIDENT pulled off from the stop sign and my front tire went right into the pot hole immediately went flat. rolled off, bf came, Hiway patrol came, was told to call city about being reimbursed.
- LIST ALL PERSONS AND/OR PROPERTY FOR WHICH YOU ARE CLAIMING DAMAGES:

**BODILY INJURY:** WAS CLAIMANT INJURED? YES \_\_\_ NO \_\_\_ If yes, complete this section

Describe injury \_\_\_\_\_

WERE YOU ON THE JOB AT THE TIME OF INJURY? YES \_\_\_ NO \_\_\_ If so, please give name, address and phone number of company \_\_\_\_\_

NAME OF DOCTOR OR HOSPITAL \_\_\_\_\_

ALL MEDICAL BILLS (attach Copies) \$ \_\_\_\_\_  
 LIST OTHER DAMAGES CLAIMED \$ \_\_\_\_\_  
 TOTAL BODILY INJURY. . . . . \$ \_\_\_\_\_

**PROPERTY DAMAGE:** Proof that you are the owner of the vehicle or property allegedly damaged as specified in your claim will be required.

VEHICLE NAME Dodge Dart BODY TYPE Sedan YEAR 2013

NOTE: If damage is to a vehicle, a photocopy of your motor vehicle title is required.

IF NOT A VEHICLE, DESCRIBE PROPERTY AND LOSS Damage to front Driver side tire from pot hole resulting in flat tire that could not be repair

PROPERTY DAMAGE (Attach repair bills or two estimates) \$ 132.28  
 LIST OTHER DAMAGES CLAIMED \$ \_\_\_\_\_  
 TOTAL PROPERTY . . . . . \$ 132.28

5. NAME OF YOUR INSURANCE CO. \_\_\_\_\_ POLICY NO. \_\_\_\_\_ AMOUNT CLAIMED \_\_\_\_\_ AMOUNT RECEIVED \_\_\_\_\_

6. The names of any witnesses known to you.

Cate Oliver (boyfriend) Savanna \_\_\_\_\_  
 Name Address Phone Number  
Kyle Brown (friend) Savanna \_\_\_\_\_  
 Name Address Phone Number

STATE THE EXACT AMOUNT OF COMPENSATION YOU WOULD ACCEPT AS FULL SETTLEMENT ON THIS CLAIM.

TOTAL CLAIM . . . . . \$ 132.28

Patricia Thomas Gaytan  
 SIGNATURE(S)

12-3-13  
 DATE

**B. THIS SECTION IS FOR USE BY THE PUBLIC ENTITY WHICH  
RECEIVES THE CLAIM**

To inquire about this claim you may write to  
OMAG Claims Dept. or call 1-800-234-  
9461; or in Oklahoma City call 525-6624

This Notice of Tort Claim was received by Cora Middleton  
(Title) City Clerk, on Dec. 4, 2013

For further information on this claim contact Sharon Smith  
(Title) Safety/Bike Mgmt., by telephone at (918) 423-9300 ext. 4934

The following reports, statements or other documentation, which support our understanding of the facts relating  
to this claim, are attached:

Completed Claim, Repair Invoice and copy of title

Persons who have knowledge of the circumstances surrounding this claim are:

	<u>Name</u>	<u>Title/Position</u>	<u>Telephone</u>
1.			
2.			
3.			
4.			

Submitted by: Cora Middleton Date Dec. 5, 2013

Title: City Clerk

AFTER THE PUBLIC ENTITY HAS RECEIVED THIS  
CLAIM, PLEASE PROVIDE INFORMATION REQUESTED  
ABOVE AND IMMEDIATELY SEND TO:

OMAG Claims Dept.  
4130 N. Lincoln Blvd  
Oklahoma City, OK 73105-5209  
Fax (405) 525-0009

**Red Horse Tire Company**

110 S. 6th St., P.O. Box 1850  
McAlester, OK. 74501  
Phone - 918-426-0526 Fax - 918-426-0407

**103532**

Let us be your 'ONE STOP' source for all your vehicle needs!

**INVOICE**

Print Date : 12/03/2013

2013 Dodge - Dart Rallye

**OLIVER, COLE**

1704 E COMANCE  
McAlester, OK 74501  
Home  
Cust ID : 30486

Lic # : Odometer In : 23199  
Unit # : Odometer Out : 23199  
Vin # :  
Hat # : Ref # :

Part Description	Qty	Sale	Extended	Labor Description	Extended
225/45R17 MICHELIN PILOT SPORT	1.00	100.00	100.00	FRONT LEFT	
WASTE TIRE FEE	1.00	2.50	2.50	MOUNT AND BALANCE TIRE	15.00
VALVE STEM	1.00	2.00	2.00	MOUNT AND BALANCE TIRE	
Misc. Supplies		3.14	3.14	Hazardous Waste Removal	0.23
[ Technicians : Fowler, Justin ]					

Org. Estimate \$0.54

Revisions \$0.00

Current Estimate \$ 0.54

Additional Cost

Revised Estimate

<b>Labor:</b>	<b>15.23</b>
<b>Parts:</b>	<b>107.64</b>
<b>Sublet:</b>	<b>0.00</b>
-----	
<b>Sub:</b>	<b>122.87</b>
<b>Tax:</b>	<b>9.41</b>
<b>Total:</b>	<b>132.28</b>
<b>Bal Due:</b>	<b>\$0.00</b>

[ Payments - Cash FNB - \$132.28 ]

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employee's permission to operate the car or truck herein described on street, highways or elsewhere for the purpose to testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto. Warranty work has to be performed in our shop & cannot exceed the original cost of repair. 1 3/4% interest per month on all charges. (21% APR).

SIGNATURE.....

Date..... Time.....

# CERTIFICATE OF TITLE

## STATE OF OKLAHOMA

VEHICLE IDENTIFICATION NUMBER  
**1C3CDFBA0DD142958**

YEAR  
**2013**

MAKE  
**DODG**

TITLE NO.  
**611113086003**

BODY TYPE  
**4D**

MODEL  
**DAX**

DATE 1st SOLD  
**01/31/2013**

DATE ISSUED  
**03/27/2013**

AGENT NO.  
**6111**

ODOMETER  
**106**  
**ACTUAL**

TYPE OF TITLE  
**ORIGINAL**

DATE INS.  
LOSS OR SALVAGE

NAME AND ADDRESS OF VEHICLE OWNER



**HEIDI CASEY & PATRICIA THOMAS**  
**PO BOX 167**  
**SAVANNA OK 74565-0167**

THIS VEHICLE IS SUBJECT TO THE FOLLOWING LIEN(S):

**02/01/2013 03:20 TD AUTO FINANCE LLC**

I hereby certify that, according to the records of the Oklahoma Tax Commission, the person named hereon is the owner of the vehicle described herein, subject to a lien(s) as shown; however, the vehicle may be subject to other liens or security interests.

**130866111A1206**



(Vehicle Number)

ASSIGNMENT OF TITLE BY REGISTERED OWNER (If Dealer, List License # Here: \_\_\_\_\_)

SELLER  
DEALER  
COMMON  
VEHICLE TAX  
FEE

I have hereby assigned and warrant ownership of the vehicle described on this certificate to the following, subject only to the liens or encumbrances, if any, properly noted on this certificate.

Purchaser(s) Name (Type or Print): \_\_\_\_\_

Purchaser(s) Complete Address: \_\_\_\_\_

Actual Purchase Price of Vehicle: \_\_\_\_\_

I certify to the best of my knowledge that the ODOMETER READING reflected on the vehicle's odometer and listed below is the ACTUAL MILEAGE of the vehicle's UNLESS one of the accompanying statements is checked:

- ☐ 1. The odometer has exceeded its mechanical limits.  
☐ 2. The odometer reading is NOT the actual mileage. Warning — Odometer Discrepancy

Signature of Seller(s): \_\_\_\_\_ Printed Name of Seller(s): \_\_\_\_\_

Notarized Before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

Commission Expiration: \_\_\_\_\_

Notarization required only of seller's signature(s). Affix notary seal/stamp to the right.

Notary Seal Stamp  
Here

Signature of Buyer(s): \_\_\_\_\_ Printed Name of Buyer(s): \_\_\_\_\_

**VOID IF ALTERED**

## Cora Middleton

---

**From:** Cora Middleton  
**Sent:** Thursday, December 05, 2013 9:01 AM  
**To:** 'Mary Ellis'  
**Subject:** Vehicle claim

**Attachments:** CCE12052013\_0000.jpg; CCE12052013\_0001.jpg; CCE12052013\_0002.jpg; CCE12052013\_0003.jpg



CCE12052013\_000  
0.jpg (672 KB)



CCE12052013\_000  
1.jpg (385 KB)



CCE12052013\_000  
2.jpg (324 KB)



CCE12052013\_000  
3.jpg (1 MB)

Mary,

Attached are documents regarding a claim for damage to a 2013 Dodge Dart owned by Patricia Thomas Gayton that allegedly occurred on December 2, 2013 in McAlester, Oklahoma. I have spoken with Shawn Smith and she will be sending me photos of the street (pothole) and a statement concerning this claim. I will forward them to you asap.

Thank you,

Cora

Center for Independent Living  
ADvantage Case Management  
Independent Living Services  
Community Integration  
Transportation  
Employment  
Recreation



601 E. Carl Albert Parkway, McAlester, Oklahoma 74501 ~ 918 426 6220 V/TDD ~ 800 568 6821 V/TDD

---

January 2, 2014

Mr. Peter Stasiak  
City Manager  
P.O. Box 578  
Municipal Building  
McAlester, OK 74502

Dear Mr. Stasiak,

During the months of **October, November and December, 2013**, the Oklahomans for Independent Living (O.I.L) provided transportation to **96** individuals. The individuals took a total of **1,162 trips**. O.I.L transported to **121** different locations including doctor's offices, pharmacies, McAlester Regional Hospital, Indian Clinic, DHS, Carl Albert Mental Health Center, DRS, Social Security, Goodwill, Shared Blessings, utility companies, grocery stores, Wal-Mart, restaurants, theater, and a variety of other sites.

Costs for the Transportation Program for the 3 month period are as follows:

Drivers	<b>\$ 6,619</b>
Fringe Benefits	<b>1,289</b>
Fuel	<b>1,153</b>
Maintenance	<b>1,352</b>
Insurance/fees	<b>250</b>
Occupancy/Phone/Supplies	<b><u>700</u></b>
	<b>\$ 11,363</b>

OIL has also provided its core services of information and referral, advocacy, peer counseling, and independent living skills training. OIL sends a monthly newsletter with resources and services available to the community. For the 4<sup>th</sup> quarter, there were **1,689** newsletters mailed.

Individual advocacy and systemic was provided on disability related issues that concern civil rights, housing, mental health, environmental modifications, the Americans with Disabilities Act, employment, and program access.

Peer support activities included individual counseling and group activities. **568** individuals participated in **6** peer support and community integration activities. These events also included education with Native Americans and ADA Rights, Rural Housing Solutions, Emergency Management Preparedness, Brain Injury Support Groups, Community Meetings and Group Socials. Community integration activities included **200** individuals participating in fundraising events for the annual Children's Christmas Party and Dinner. There were **120** in attendance at the annual Thanksgiving Dinner and **238** at the Children's Christmas Party.

Independent living skills training was provided to **6** individuals in the forms of money management, reading, computer skills training, etc.

Usable equipment is donated to OIL and OIL passes the equipment on to individuals with disabilities. **21** individuals continue to benefit from the used equipment exchange. This included items such as power wheelchairs, standard wheelchairs, hospital beds, shower benches, walkers, crutches, canes and numerous other items.

OIL provided case management services for **44** individuals at risk of nursing home placement. O.I.L. is currently assisting **6** individuals in moving out of a nursing facility and into the community with high potential. Case management services ensure community resources are developed and used to assist people to live in their homes versus nursing home placement.

OIL appreciates the City of McAlester support and its commitment to the community integration and involvement of people with disabilities.

Sincerely,

A handwritten signature in cursive script, reading "Pam Pulchny".

Pam Pulchny,  
Executive Director

Cc Mayor Steve Harrison





# McAlester City Council

## AGENDA REPORT

Meeting Date: January 14, 2014  
Community & Economic  
Department: Development  
Prepared By: Leroy D. Alsup  
Date Prepared: January 3, 2014

Item Number: 1  
Account Code: N/A  
Budgeted Amount: N/A  
Exhibits: 3

### Subject

Consider and act upon exercising the City of McAlester's forty-five (45) day option to purchase a 1.2 acre tract of land at 3101 Elks Road (USDA Building), and as more particular described below, pursuant to paragraph "f" of the deed restrictions attached as Exhibit A to the November 14, 2011 Correction Warranty Deed conveying ownership of the property from the City of McAlester to A.R.M., Inc. The provisions of paragraph "f" have been triggered by a December 20, 2013 notice from A.R.M., Inc. documenting their proposed "transfer of business interest" in the property to a third party.

### Recommendation

Motion to approve and act upon either exercising or not exercising the City of McAlester's forty-five (45) day option to purchase the 1.2 acre tract of land at 3101 Elks Road (USDA Building), and as more particular described in the agenda report, pursuant to paragraph "f" of the deed restrictions attached as Exhibit A to November 14, 2011 Correction Warranty Deed conveying ownership of the property from the City of McAlester to A.R.M., Inc.

### Discussion

When the City of McAlester conveyed the 1.2 acre tract of land at 3101 Elks Road (USDA Building), as more particular described below, to A.R.M., Inc. in 2011 there were certain Deed Restrictions set forth in Exhibit A to the November 14, 2011 Correction Warranty Deed. . The provisions of paragraph "f" state, That if, at any future date, the Buyer wishes to sell the said property or to transfer any business interest which contains the said property to any third party, Seller will have a right of first refusal and option to purchase the property at the same purchase price offered or accepted by any third party, or in the case of a transfer business interests, at the appraised value of the property. The Seller shall exercise this option within forty-five (45) days after written notice of a proposed sale or transfer is delivered to the Clerk of the City of McAlester, Oklahoma. If the option is not exercised within the said forty-five (45) days, Buyer shall be free to sell the property under the terms contained in the written notice provided herein.

The provisions of paragraph "f" have been triggered by a December 20, 2013 notice from A.R.M., Inc. documenting their proposed "transfer of business interest" in the property to a third party. The City Council needs to determine if the City shall exercise the option to purchase the 1.2 acre tract of land at 3101 Elks Road (USDA Building) on or before February 2, 2014.

Legal Description: A tract of land in the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described follows: Commencing at the Northeast corner of the SE $\frac{1}{4}$  of said Section 24; thence S 89° 03'33" W along the North line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 80.00 feet to the point of beginning; thence S 01° 11'26" E parallel to the East line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  a

distance of 232.00 feet; thence S 89°03'30" W parallel to the North line: of said NE¼ SE¼, a distance of 224.00 feet to the point of beginning, excepting and reserving from this conveyance all the oil, gas and other minerals lying thereunder.

Attachments:

- Carl Voss, President, A.R.M., Inc., December 20, 2013 written notice of the proposed "transfer of business interest" in the property to a third party.
- Copy of November 17, 2011 Correction Warranty Deed with Exhibit A –Deed Restrictions.
- USDA Building at 3101 Elks Road Appraisal Letter dated October 17, 2011.

**Approved By**

		<i>Initial</i>	<i>Date</i>
<b>Department Head</b>	L. Alsup	_____	01/03/2014
<b>City Manager</b>	P. Stasiak	_____ <i>PSt</i> _____	01/06/2014

A.R.M., Inc.  
PO Box 487  
McAlester, OK 74502  
Phone 918-426-0555 Fax 918-426-0578

December 20, 2013

Clerk of City of McAlester

Ref: 3101 Elks Road

Community & Economic  
Development Department

DEC 20 2013

**Received**

As required by item F of the deed restrictions on the referenced property, this letter is your official notification of a proposed "transfer of business interest" to a third party on subject property. In this case, as stipulated in the deed restriction, the City of McAlester has an option to purchase the property for the appraised value, \$1,475,000.00. A copy of the appraisal is attached. Even though the City of McAlester has 45 days from this date to exercise this option, for expediency, I request the exercising or non-exercising of said option to be placed as an agenda item on the next available council meeting – January 14, 2014.

Respectfully Submitted,



Carl Voss  
President  
A.R.M., Inc.

10405  
L

**CORRECTION  
WARRANTY DEED**

L-2011-241768 Book 1915 Pg. 164  
11/21/2011 12:13 pm Pg 0164-0168  
Fee: \$ 17.00 Doc: \$ 0.00  
JANICE BARKER - Pittsburg County  
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That City of McAlester, Oklahoma, a Municipal Corporation, party of the first part, in consideration of the sum of FIFTY-THREE THOUSAND SIX HUNDRED EIGHTY-TWO AND 94/100 DOLLARS (\$53,682.94) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto A.R.M., Inc., a corporation of P.O. Box 487, McAlester, OK 74502, party of the second part, the following described real property and premises situate in Pittsburg County, Oklahoma, to wit:

A tract of land in the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows: Commencing at the Northeast corner of the SE $\frac{1}{4}$  of said Section 24; thence S 89°03'30" W along the North line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 80.00 feet to the point of beginning; thence S 01°11'26" E parallel to the East line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 232.00 feet; thence S 89°03'30" W parallel to the North line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 224.00 feet; thence N 01°11'26" W parallel to the East line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 232.00 feet to a point on the North line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N 89°03'30" E along the North line of said NE $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 224.00 feet to the point of beginning, excepting and reserving from this conveyance all the oil, gas and other minerals lying thereunder,

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, provided this conveyance shall be subject to those Covenants Of Title and Deed Restrictions set forth on Exhibit A attached hereto, which shall remain with and become part of the title conveyed.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their heirs and assigns of the survivor, forever, free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

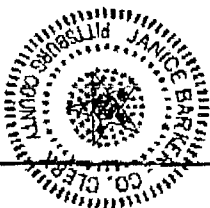
DOCUMENTARY STAMP TAX EXEMPTION TITLE 68 O.S. 3202(11).

This deed is given to correct an error in the legal description and the omission of the Covenants of Title And Deed Restrictions from that Warranty Deed dated October 31, 2011, and recorded in the office of the Pittsburg County Clerk on said date, in Book 1910 at page 400.

Signed and delivered this 17 day of November, 2011.

The City of McAlester, Oklahoma,  
A Municipal Corporation

  
Kevin E. Priddle, Mayor



STATE OF OKLAHOMA )

CORPORATE ACKNOWLEDGMENT

) SS:

OKLAHOMA FORM

COUNTY OF PITTSBURG )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14<sup>th</sup> day of November 2011, personally appeared Kevin E. Priddle to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Mayor and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said grantor, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last written above.



My Commission Number: 06006267

My Commission Expires: 06-26-14

Will Ella Davis

Notary Public

(Exhibit A)

Covenants of Title and Deed Restrictions

1-2011-241768 Book 1915 Pg:166  
11/21/2011 12:13 pm Pg 0164-0166  
Fee: \$ 17.00 Doc: \$ 0.00  
JANICE BARKER - Pittsburg County  
State of Oklahoma

- a) The improvements to the property (the structure) shall conform in every respect to the provisions of the contract, plans and specifications contained in Buyer's contract with the United States of America ex rel. USDA;
- b) That after construction is substantially complete, there will be no Tractors, Farm Machinery, Farm Implements, or heavy equipment stored on the subject property, in view of the public or outside the building premises to be constructed;
- c) The Structure to be constructed on the property will be fully bricked or rocked on all four sides;
- d) The improvements to the property (the structure) shall conform in every respect to restrictions, provisions and requirements of Sec. 62-213 of the McAlester City Code (The Wade Watts Corridor Development Restrictions);
- e) That if construction of the office building contracted for between Buyer and USDA is not commenced within ninety (90) days of closing, Buyer will convey the property by warranty deed to the Seller and Seller will refund the purchase price to Buyer;
- f) That if, at any future date, the Buyer wishes to sell the said property or to transfer any business interest which contains the said property to any third party, Seller will have a right of first refusal and option to purchase the property at the same purchase price offered or accepted by any third party, or in the case of a transfer of business interests, at the appraised value of the property. The Seller shall exercise this option within forty-five (45) days after written notice of a proposed sale or transfer is delivered to the Clerk of the City of McAlester, Oklahoma. If the option is not exercised within the said forty-five (45) days, Buyer shall be free to sell the property under the terms contained in the written notice provided herein.

Corrections to Warranty Deed dated October 31, 2011, and recorded in the office of the Pittsburg County Clerk on said date in Book 1910 at page 400 are approved and accepted.

Date: 11/17/11

A.R.M. Inc., Grantee

by: Carl Voss

Carl Voss, President

October 17, 2011

Ms. Pam Garrison  
American Bank and Trust Co.  
6100 South Yale  
Tulsa, Oklahoma 74136

Dear Ms. Garrison:

In keeping with your request, I have carefully examined the property located at 3101 Elk Drive, in McAlester, Pittsburg County, Oklahoma, and find the following,

The purpose of this appraisal report is to transmit an opinion of market value of the subject property as of this date, and with subject in its "AS IMPROVED" condition, Subject to the Hypothetical Condition that the subject is completed according to the plans and specifications, and Subject to the extraordinary assumption that the subject will not require a final inspection except normal inspections of the subject as directed by the Lender.

The final estimate of value **does not** include personalty items, fixtures equipment, or furnishings.

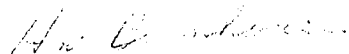
After completing all of the value indicators, it is the appraiser's opinion that the value as of October 8, 2011 is:

ONE MILLION FOUR HUNDRED SEVENTY-FIVE THOUSAND DOLLARS  
(\$1,475,000.00)

With an estimated marketing time of 1 to 2 years.

Should you have questions, or I can be of further service to you in this matter, please do not hesitate to contact me,

Respectfully submitted,



H. D. Barnhouse  
Barnhouse Appraisal Service  
2823 Peaceable Road  
McAlester, Oklahoma 74501

Oklahoma Certified General Appraiser # OK-10400-CGA

October 17, 2011

Ms. Pam Garrison  
American Bank and Trust Co.  
6100 South Yale  
Tulsa, Oklahoma 74136

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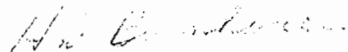
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Respectfully submitted,



H. D. Barnhouse  
Barnhouse Appraisal Service  
2823 Peaceable Road  
McAlester, Oklahoma 74501

Oklahoma Certified General Appraiser # OK-10400-CGA





# McAlester City Council

## AGENDA REPORT

**Meeting Date:** January 14, 2014  
**Department:** Community & Economic Development  
**Prepared By:** Leroy D. Alsup  
**Date Prepared:** January 3, 2014

**Item Number:** 2  
**Account Code:** N/A  
**Budgeted Amount:** N/A  
**Exhibits:** 4

### Subject

Consider, and act upon authorizing the execution and submittal of Purchase Order No. 1609012483 to the Oklahoma Department of Commerce for a \$260,000 award to the City of McAlester from the Oklahoma Strategic Military Planning Commission for a study/assessment and a comprehensive plan for the BRAC/funding decreases and how the McAlester Army Ammunition Plant will adapt to the cuts.

### Recommendation

Motion to approve and act upon authorizing the Mayor to sign and submit Purchase Order No. 1609012483 and any other related documents to the Oklahoma Department of Commerce to secure the \$260,000 award to the City of McAlester from the Oklahoma Strategic Military Planning Commission.

### Discussion

#### Section 5402 - Purpose of Oklahoma Strategic Military Planning Commission

74 O.S. § 5402 (OSCN 2013)

- A. The purpose of the Oklahoma Strategic Military Planning Commission shall be to analyze state policies affecting military facilities currently in use by the United States Department of Defense and the Oklahoma Army and Air National Guard located within the state and such infrastructure as may support or be affected by these Department of Defense or National Guard facilities or any activity therein. Provided further that the Commission may assist financially with projects designed to enhance the operation, security, or support of such facilities and associated activities, pursuant to the provisions of Section 5403 of this title. The Commission shall also examine methods for improving the private sector market value or potential for such military facilities.

#### Section 5403 - Oklahoma Strategic Military Planning Commission Incentive Fund

74 O.S. § 5403 (OSCN 2013)

- A. The Legislature finds that the five military installations in this state, Tinker Air Force Base, Vance Air Force Base, Altus Air Force Base, Fort Sill Army Post and the McAlester Army Ammunition Plant, are vital to the economic health of Oklahoma businesses and communities and an integral and important part of the state economy. It is therefore in the state interest that these installations not only be retained but if possible, be expanded from their current substantial workforces.
- B. There is hereby established a fund within the State Treasury for the Department of Commerce to be known as the "Oklahoma Strategic Military Planning Commission Incentive Fund". The fund shall consist of all monies deposited into the fund by law. The fund shall be a continuing fund not subject to fiscal year limitations. Monies in the fund shall be distributed by the Department to voluntary associations of Oklahoma local governmental jurisdictions or other legal entities which perform functions for the benefit of or which exist for the primary benefit of Oklahoma

local governmental entities, for distribution to eligible local governments, as approved by the Oklahoma Strategic Military Planning Commission.

On May 26, 2013 the Oklahoma Strategic Military Planning Commission (OSMPC) approved an award in the amount of \$260,000 for McAlester to fund professional consulting services to study/assess and to develop a comprehensive plan for the BRAC/funding decreases and how the McAlester Army Ammunition Plant will adapt to the cuts.

• 2013 OSMPC Award	\$260,000
• Local Match (10%)	<u>\$ 26,000</u>
Total 2013 Project	\$286,000

To the degree possible, the City of McAlester plans to utilize staff man-hours to provide the required local match in lieu of cash funds.

Four Attachments/Exhibits:

- Department of Commerce Purchase Order No. 1609012483 in the amount of \$260,000
- December 18, 2013 Cover Letter to Department of Commerce
- City of McAlester's 2013 Plan and OSMPC Incentive Fund Request in the amount of \$260,000
- Draft Financial Report on 2012 OSMPC Incentive Funded Project- Construction of a high strength Terminal Apron at McAlester Municipal Airport to park C-130 Aircraft

#### Approved By

		<i>Initial</i>	<i>Date</i>
<b>Department Head</b>	L. Alsup	_____	01/03/2014
<b>City Manager</b>	P. Stasiak	<u><i>PS</i></u>	01/06/2014



## Department of Commerce

Oklahoma Department of Commerce  
900 N. Stiles Ave  
Oklahoma City OK 73104

**Vendor:** 0000076918  
CITY OF MCALESTER  
PO BOX 578  
MCALESTER OK 74502-0578

## Purchase Order

### CHANGE ORDER

Dispatch via Print

Purchase Order	Date	Revision	Page
1609012483	12/31/2013	1 - 12/31/2013	1
Payment Terms	Freight Terms	Ship Via	
0 Days	Free on board at Destination	Common	
Buyer	Phone	Currency	
Judy Bartz	405/815-5103	USD	

**Ship To:** Oklahoma Department of Commerce  
900 N. Stiles Ave  
Oklahoma City OK 73104

**Bill To:** Oklahoma Department of Commerce  
Accounts Payable  
900 N. Stiles Ave  
Oklahoma City OK 73104

Tax Exempt? Y Tax Exempt ID: 736017987

Line-Sch	Cat CD	Item Id	Description	Quantity	UOM	PO Price	Extended Amt	Due Date
1- 1	80101509	1000022182	Award to the City of McAlester from the Oklahoma Strategic Military Planning Commission for a study/assessment and a comprehensive plan for the BRAC/funding decreases and how the McAlester Army Ammunition Plant will adapt to the cuts.	1.0000	YR	260,000.0000	260,000.00	12/31/2013

12/31/13 - Increase of \$43,334.00 per OSMPC May 16th, 2013 Minutes. jb

Total PO Amount

260,000.00

#### COMMENTS:

Agency Contact  
Donald R. Hackler, Jr.  
405.815.5359  
don\_hackler@okcommerce.gov

Vendor Contact  
Peter Stasiak  
918.423.9300  
peter.stasiak@cityofmcalester.com

Authorized Signature



## Department of Commerce

Oklahoma Department of Commerce  
900 N. Stiles Ave  
Oklahoma City OK 73104

**Vendor:** 0000076918  
CITY OF MCALESTER  
PO BOX 578  
MCALESTER OK 74502-0578

## Purchase Order

### CHANGE ORDER

Dispatch via Print

Purchase Order	Date	Revision	Page
1609012483	12/31/2013	1 - 12/31/2013	1
Payment Terms	Freight Terms	Ship Via	
0 Days	Free on board at Destination	Common	
Buyer	Phone	Currency	
Judy Bartz	405/815-5103	USD	

**Ship To:** Oklahoma Department of Commerce  
900 N. Stiles Ave  
Oklahoma City OK 73104

**Bill To:** Oklahoma Department of Commerce  
Accounts Payable  
900 N. Stiles Ave  
Oklahoma City OK 73104

**Tax Exempt?** Y **Tax Exempt ID:** 736017987

Line-Sch	Cat CD	Item Id	Description	Quantity	UOM	PO Price	Extended Amt	Due Date
1- 1		80101509 / 1000022182	Award to the City of McAlester from the Oklahoma Strategic Military Planning Commission for a study/assessment and a comprehensive plan for the BRAC/funding decreases and how the McAlester Army Ammunition Plant will adapt to the cuts.	1.0000	YR	260,000.0000	260,000.00	12/31/2013

12/31/13 - Increase of \$43,334.00 per OSMPC May 16th, 2013 Minutes. jb

**Total PO Amount**

260,000.00

#### COMMENTS:

Agency Contact  
Donald R. Hackler, Jr.  
405.815.5359  
don\_hackler@okcommerce.gov

Vendor Contact  
Peter Stasiak  
918.423.9300  
peter.stasiak@cityofmcalester.com

Authorized Signature



P.O. BOX 578 • 1ST & WASHINGTON • McALESTER, OKLAHOMA 74502 • 918 423-9300 • FAX 421-4971 • [www.cityofmcalester.com](http://www.cityofmcalester.com)

Donald R. Hackler, Jr.  
Deputy Director-Legal/Public Information Officer  
Oklahoma Department of Commerce  
Oklahoma City Office  
900 N Stiles Ave.  
Oklahoma City, OK 73104-3234

December 18, 2013

RE: City of McAlester's 2013 Plan and Funding Request

Dear Mr. Hackler:

Attached is the City of McAlester's Plan and Funding Request for 2013 Oklahoma Strategic Military Planning Commission Incentive Funds in the amount of \$260,000.

McAlester's 2013 Plan and Funding Request was submitted to the Oklahoma Strategic Military Planning Commission on May 16, 2013 for their review and approval.

Please let me know what additional information you need from the City of McAlester to finalize the 2013 funding assistance requested. If you have any questions please feel free to contact me at (918) 421-9900 or [peter.stasiak@cityofmcalester.com](mailto:peter.stasiak@cityofmcalester.com).

Thank you in advance for your assistance on this matter.

Sincerely

Pete Stasiak  
City Manager

cc: Mark Jordon  
cc: H. Gene Walker

McAlester is submitting a funding request for 260K to the OSMPC to perform a number of Assessments and Reviews to determine the best way to deal with DOD's forecasted severe budget cuts.

As the Army shifts strategy to manage the deep cuts, McAlester as a part of these studies will put together a comprehensive strategy and prepare support information to sell Southeast Oklahoma as a prime location to move affected mission and cut costs.

The City of McAlester will provide required matching funds and insure all funds are managed in accordance with State statutes.

Sincerely

Mark Jordan

Commissioner

A handwritten signature in black ink that reads "Mark Jordan". The signature is written in a cursive, flowing style with a large, prominent "M" and "J".

**UNDERLYING ASSUMPTIONS:** Current and scheduled major cutbacks in Defense funding will likely require the DOD, to reduce costs, not only in their emergency measures, but also to consider its Macro Defense strategies. These changes will result in Micro changes across the broad spectrum of the defense establishment whether, physical, support and personnel. It is important to note that this development process is likely to be very fluid and take several years to refine and/or mature.

It is desirable that the McAlester Defense industry be in a position to help formulate those strategies and respond to them as they materialize.

### **SCOPE OF SERVICES FOR THE CONTRACT**

This will be **4 YEAR CONTRACT** to respond to continual changes.

1 – Work with DOD and their consultants as they develop new strategies to respond to these budget cutbacks.

2- Develop Business Case Analyses of McAAP unused Assets and/or assets that might be redirected to respond to new DOD directions/strategies.

3- Develop strategies to protect the viability of currently unused or underutilized resources at McAAP.

4- Develop relevant Business Case Analyses of McAAP remaining Civil Service Government Owned-Government Operated facilities and its related legislation.

5- Continued assistance in implementation of developed strategies during the full term of the contract.

### **QUALIFICATIONS/EXPERIENCE NEEDED IN CONSULTANT**

- Experience in Defense Industry
- Experience in Ammunition Industrial Base.
- Experience and broad knowledge of DOD Mission and capabilities
- In-depth knowledge of Oklahoma DOD capabilities and strengths/weaknesses
- Experience in working with DOD at Pentagon level.
- Experience in working with Armed Services issues at Congressional level.

### **FUNDING**

- \$260,000 from State for Contract, estimated to be expended at \$ 65,000 per year.
- \$ 26,000 match from City required in-kind, estimated at \$ 6,500 per year.

***DRAFT***

Oklahoma Strategic Military Planning Commission (OSMPC)				
2012 OSMPC Incentive Fund Award- \$133,000				
Grant Financial Report Dated 01/02/2014				
Project- Construction of a high strength Terminal Apron at McAlester Municipal Airport to park C-130 Aircraft				
2014 OSMPC Incentive Fund Award				\$133,000.00
Local Match- 10% of Total Project				\$14,778.00
<b>Total Project Funding</b>				<b>\$147,778.00</b>
				Cumulative Balance
				\$147,778.00
►	Professional Services Agreement with LBR Inc. Approved by City Council on February 12, 2013			
	Invoice 5048 (Dated May 9, 2013)	066020	05/21/2013	\$11,292.00
	Invoice 5058 (Dated August 21, 2013)	066020	09/03/2013	\$1,500.00
	Invoice 5060 (Dated September 24, 2013)	066367	09/30/2013	\$1,748.00
	Invoice 5061 (Dated October 21, 2013) FINAL	067004	11/19/2013	\$5,993.00
	Total			\$20,533.00
►	Construction Contract with KATCON, Inc. Approved by City Council on May 28, 2013	\$133,937.70		
	Supplemental Agreement #1 (Approved by City Council on May 28, 2013)	(\$7,266.00)		
	Adjusted Contract Amount	\$126,671.70		
	Pay Estimate No. 1 (Dated 7-19-2013)	066092	09/05/2013	\$20,090.03
	Pay Estimate No. 2 (Dated 9-18-2013)	066360	09/30/2013	\$89,429.53
	Pay Estimate No. 3 (Dated 10-11-2013) FINAL (Final Payment approved by City Council on November 26, 2013)	067039	11/18/2013	\$12,854.14
	Total			\$122,373.70
►	City Staff Force Account Labor Cost on Project			

01/03/2014





# McAlester City Council

## AGENDA REPORT

Meeting Date:	January 14, 2013	Item Number:	3
Department:	Community & Economic Development	Account Code:	N/A
Prepared By:	Leroy Alsup, Director	Budgeted Amount:	N/A
Date Prepared:	January 6, 2013	Exhibits:	(8) See Below

### Subject

Consider and act upon a change in the zoning of Lots 1 and 2, Block 246, as more particularly described in the ordinance, from R-1B single-family residential district to H-1 health facilities district.

### Recommendation

Motion to approve and act upon changing the existing zoning of Lots 1 and 2, Block 246, as more particularly described in the ordinance, from R-1B single-family residential district to H-1 health facilities district and authorizing the Mayor to sign the attached ordinance.

### Discussion

The applicant is requesting a zoning change from R-1B single-family residential district to H-1 health facilities district. The McAlester Planning and Zoning Commission met on December 17, 2013 and voted unanimously to recommend approval of the re-zone. The re-zone includes Lots 1 and 2, according to the subdivided plat of Block 246 recorded in Plat Book 2 at page 11, formerly described as the Easterly 50 feet of Lot 1 in the original plat, and also the Westerly Half of vacated 12<sup>th</sup> Street adjacent to said Lot 1, all in Block 246, in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma. The following documents are attached for your reference:

1. Planning and Zoning Staff Report
2. Application
3. Area zoning map
4. Map of site location
5. Map of requested area
6. Preliminary site plan
7. Planning and Zoning minutes
8. Ordinance

### Approved By

	Initial	Date
Department Head	L. Alsup	01/06/2014
City Manager	P. Stasiak	01/06/2104

# City of McAlester

## Community and Economic Development Department

P.O. BOX 578 • 1<sup>ST</sup> & WASHINGTON • McALESTER, OK 74502 • 918-423-9300 • FAX 918-421-4970



### PLANNING COMMISSION STAFF REPORT- PC Case #398 December 17, 2013

**To:** McAlester Planning & Zoning Commission  
**From:** Leroy Alsup, Community and Economic Development Director  
**Date:** December 11, 2013

#### Case: PC #398 Request to Rezone

##### Applicant:

- McCauley Living Trust- Owner Lots 1 & 2, Block 246
- Represented by Gabe Palacios, Senior Project Manager, Beck Design

**Zoning District:** R-1B single-family residential district

**Location:** 1200 Block of E. Monroe

**Legal Description:** Lots 1 and 2, according to the subdivided plat of Block 246 recorded in Plat Book 2 at page 11, formerly described as the Easterly 50 feet of Lot 1 in the original plat, and also the Westerly Half of vacated 12<sup>th</sup> Street adjacent to said Lot 1, all in Block 246, in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma.

##### General Description:

Applicant is requesting change in zoning from R-1B single-family residential district to H-1 health facilities district.

##### Notification:

Property Owners within 300 feet	17
Notification receipts received	16
Notification Returned Unclaimed	1
Notifications Still Out	0
Publication in McAlester News Capital	December 1, 2013
Posting of Sign on Property	December 2, 2013

##### Attachments:

Application	Attached
Area Zoning Map	Attached
Map of site location	Attached
Map of requested area	Attached
Preliminary site plan	Attached

**Staff Analysis:**

McAlester City Code Sec. 62-209 H-1 health facilities district (d)(1) Minimum lot area and use intensity states that the, Minimum lot area for an H-1 health facilities district shall not be less than, 50,000 square feet.

Lots 1 & 2, Block 246 under consideration for rezoning total 13,500 sq. ft. in area. However, if rezoned these two lots would not be creating a new stand alone H-1 health facilities district. These two lots are contiguous to an existing H-1 health facilities district that is substantial in size and would be considered an extension of this existing H-1 health facilities district. Therefore, it is city staff's opinion that the required minimum 50,000 square feet standard has been met.

If you review the attached area zoning map, it shows that to the north and east of Lots 1 & 2, Block 246 the neighboring properties are zoned H-1 health facilities district and to the south and west the neighboring properties are zoned R-1B single-family residential district.

The existing street network and utility infrastructure that serves the area can adequately serve the proposed Dialysis Center Project. The attached preliminary site plan for the proposed Dialysis Center Project reflects a development that would be a good neighbor to existing development in the area. Rezoning Lots 1 & 2, Block 246 for the proposed Dialysis Center Project would not be detrimental to the R-1B single-family residential district properties to the south and west.

The development of the proposed Dialysis Center Project on Lots 1 & 2, Block 246 conforms with the community's vision of creating a robust, viable regional health care industry in the City of McAlester.

**Staff Recommendation:** The City Community and Economic Development Staff recommend the approval of the applicants request to rezone Lots 1 & 2, Block 246 from R-1B single-family residential district to H-1 health facilities district.

FOR OFFICE USE ONLY

- CITY OF McALESTER, OKLAHOMA -

APPLICATION FOR ZONING, REDISTRICTING  
AND PERMISSIVE USE

DATE 11/25/2013

APPLICATION NUMBER PC# 398

A filing fee of \$105.00 has been paid.

17 cent. @ 6.31 = 107.27 Publication = 20.80

PROCEDURE

1. I, (we), the undersigned, being owners of the following described property, do hereby respectfully make application to the McAlester Planning Commission and the City Council to rezone the property as described below:

LEGAL DESCRIPTION: LOTS 1 & 2 OF BLOCK 246

LOCATION OR ADDRESS OF PROPERTY: 1200 E. MONROE McALESTER, OK 74501

THE PROPERTY REQUESTED TO BE REZONED IS OWNED BY:

NAME

ADDRESS

- A. THE JON M. AND DEBRA S. McCULLY REVOCABLE LIVING TRUST.  
B. \_\_\_\_\_  
C. \_\_\_\_\_  
D. \_\_\_\_\_

2. IT IS REQUESTED THAT THE DESCRIBED PROPERTY BE REZONED:

FROM: R-16 (RESIDENTIAL) TO: H-1 (HOSPITAL)

FRONTAGE IN FEET:

DEPTH IN FEET:

TOTAL SQUARE FEET:

LOT 1: 65' LOT 2: 25'      LOT 1: 150' LOT 2: 150'      LOT 1: 9,750 LOT 2: 3,750  
90' TOTAL      150' TOTAL      13,500 TOTAL

(Commercial rezoning request requires a minimum of 50,000 square feet.)

TOTAL LOT SIZE OF AREA TO BE  
DEVELOPED = 52,335 SQ. FT.

1. The applicant must attach the names and addresses of the owners of record within 300 feet of the exterior boundaries of the property obtained from an abstractor or other qualified persons.

Signature of Applicant(s)

Address (include zip code)

Telephone #

[Signature] 110 W. 7th St. 710 918.583.5300  
Tulsa, OK. 74119

2. The following information is required for permit on review, otherwise this additional information is requested but not required.

PROPOSED USE TO BE: NEW MAHC DIALYSIS FACILITY

ATTACH A PLOT PLAN FOR ALL BUILDINGS PROPOSED TO BE CONSTRUCTED.

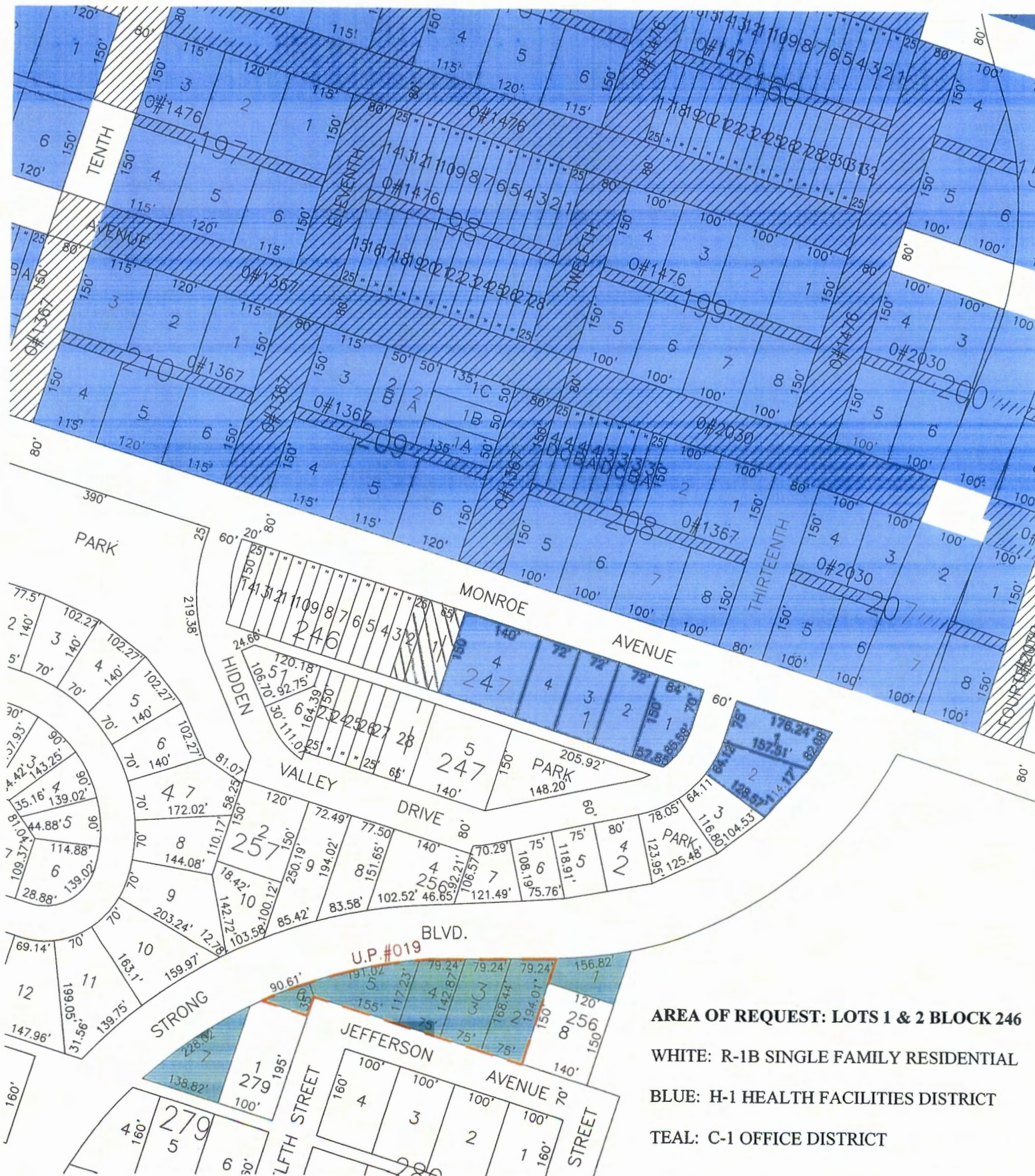
	Existing Structures	Proposed Structures
a. Front Yard Set-Back	_____ ft.	_____ ft.
b. Side Yard Set-Back	_____ ft.	_____ ft.
c. Rear Yard Set-Back	_____ ft.	_____ ft.
d. Building Height	_____ ft.	_____ ft.
e. Number Off-Street Parking Spaces	_____	
f. Type of Parking Surface	_____	
g. Percent of Lot area Covered	_____	

3. PUBLIC UTILITIES WHICH SERVE THE PROPERTY ARE:  
(Approval of City Engineer)

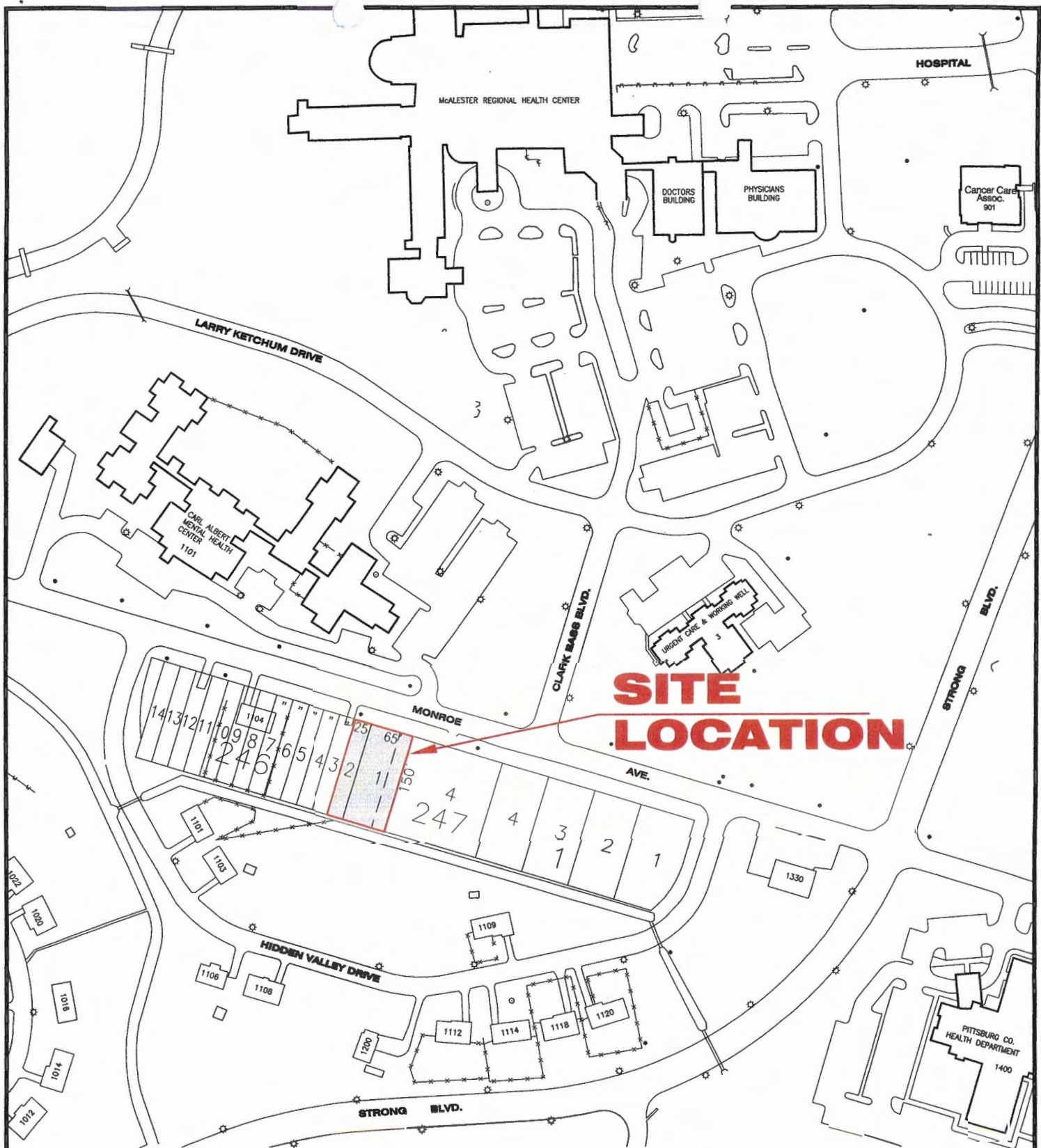
a. Street Name _____	Easement Width _____
Surface Width _____	Surface Type _____
b. Storm Sewer Size _____	c. Sanitary Sewer Size _____
d. Water Main Size _____	e. Septic System _____



# SURROUNDING AREA ZONING MAP





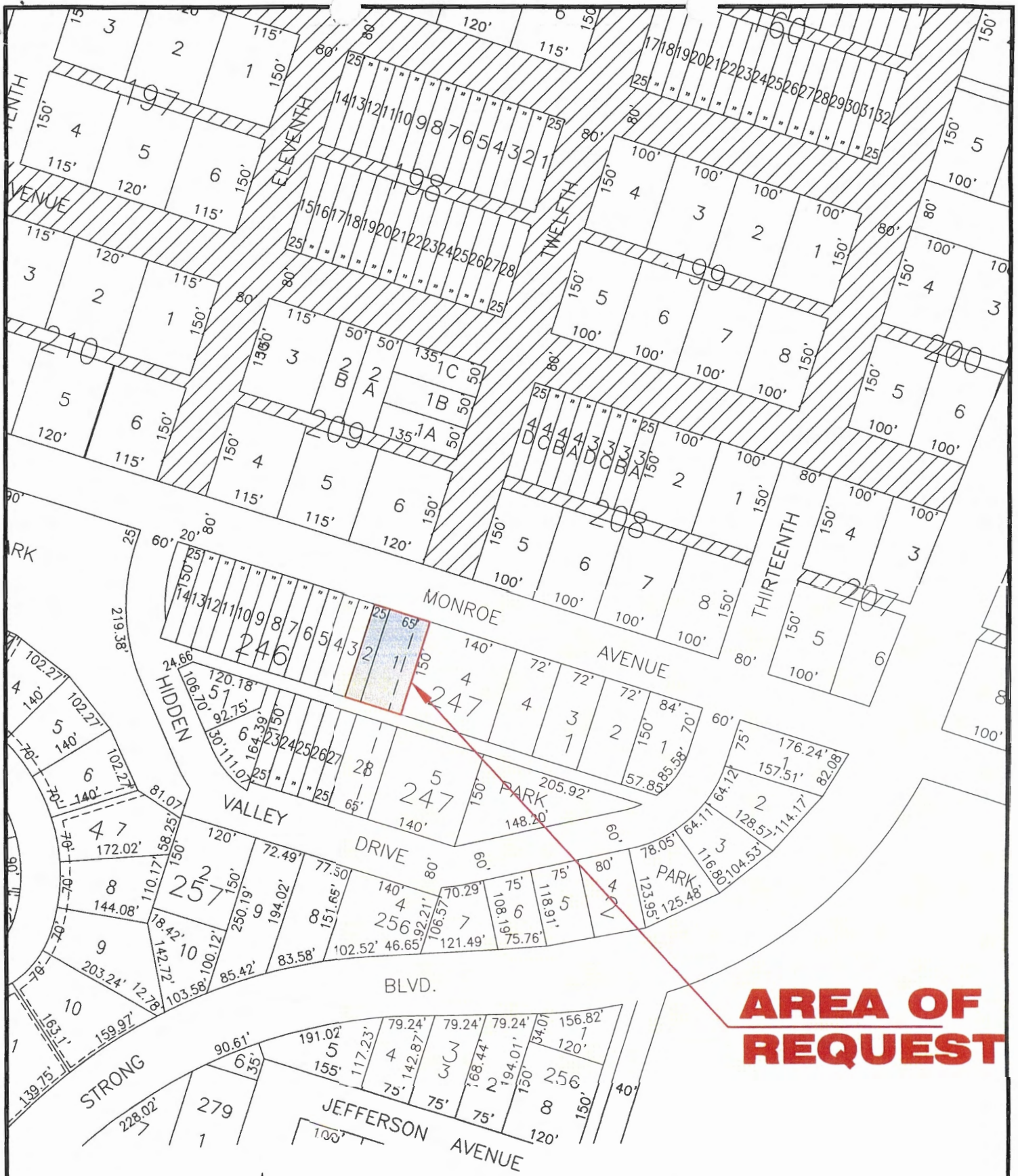


**SITE  
LOCATION**

SCALE: 1" = 200'



Prepared By:  
**City of McAlester**  
**Engineering Department**



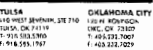
**AREA OF  
REQUEST**

SCALE: 1" = 200'



**Prepared By:**  
**City of McAlester**  
**Engineering Department**





PROJECT:  
**McAlester  
Regional Health  
Care-New  
Dialysis Facility**

PROJECT NUMBER:  
**13006**

**CONSULTANT:**  
**WALTER P MOORE**  
WALTER P. MOORE and ASSOCIATES, INC.  
1665 EAST 1ST STREET  
SUITE 261  
MILWAUKEE, OKLAHOMA 74101  
TELEPHONE: (405) 836-7210 FAX: (405) 836-7261

ISSUE:

[illegible]

SEAL:



25165

11/22/13

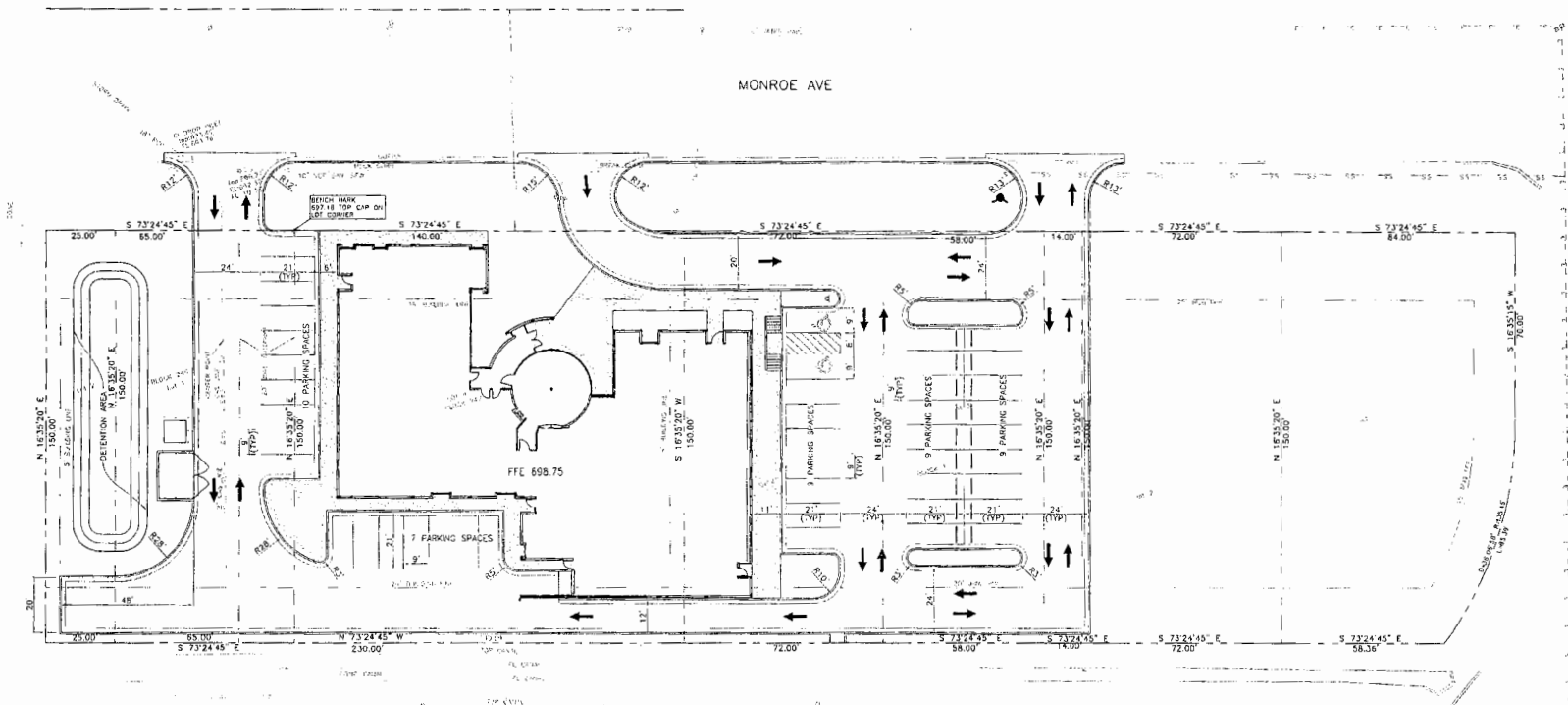
CERTIFICATE OF AUTHORITY No. CA 1587  
EXPIRATION DATE 07/31/2016

ENGINEER OF RECORD  
JARED CRISP  
LICENSE NO. 25165

ISSUE DATE:

SHEET NUMBER:

**1 OF 1**  
**SITE PLAN**



HIDDEN VALLEY DRIVE

FLOODPLAIN DESIGNATION

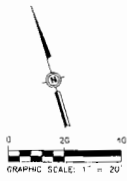
THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN BOUNDARY

PARKING SPACES

OFF STREET PARKING:  
TOTAL NUMBER OF SPACES REQUIRED: 28  
TOTAL NUMBER OF SPACES PROPOSED: 44 (2 ACCESSIBLE & 42 REGULAR)



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## **McAlester Planning Commission Minutes**

Tuesday, December 17, 2013

City Council Chambers

6:30 PM

### **Item 1            Call to Order and Roll Call**

---

Chairman Emmons called the meeting to order at 6:30 PM. Roll call was taken and a quorum was represented.

#### **Commissioners Present: 8**

Mark Emmons	Karl Scifres	Primus Moore	Harvey Bollinger
Karen Stobaugh	Ross Eaton	Ginny Web	Justin Few

#### **Commissioners Absent: 3**

John McNally	Denise Lewis	Susan Kanard
--------------	--------------	--------------

### **Item 2            Approval of the Minutes from September 17, 2013**

---

A motion made by Karl Scifres was seconded by Harvey Bollinger to approve the minutes as written.

The vote was 8-0:

NAY: None

Aye: Emmons, Scifres, Moore, Bollinger, Stobaugh, Eaton, Web, Few

Motion carried.

### **GENERAL BUSINESS:**

#### **Item 3            Public Hearing: Discussion and Action on PC #398 – Request to Rezone Lots 1 & 2 of Block 246 from R-1B Single-Family Residential District to H-1 Health Facilities District**

---

Commissioner Emmons opened the Public Hearing at 6:32 PM.

Leroy Alsup, Director of Community and Economic Development, presented the staff report to the Commission. Mr. Alsup stated as follows:

The McAlester City Code Sec. 62-209 H-1 health facilities district (d)(1) Minimum lot area and use intensity states that the, minimum lot area for an H-1 health facilities district shall not be less than, 50,000 square feet.

Lots 1 & 2, Block 246 under consideration for rezoning total 13,500 sq. ft. in area. However, if rezoned these two lots would not be creating a new stand alone H-1 health facilities district. These two lots are contiguous to an existing H-1 health facilities district that is substantial in size and would be considered an extension of this existing H-1 health facilities district. Therefore, it is city staff's opinion that the required minimum 50,000 square feet standard has been met.

If you review the area zoning map attached to the staff report, it shows that to the north and east of Lots 1 & 2, Block 246 the neighboring properties are zoned H-1 health facilities district and to the south and west the neighboring properties are zoned R-1B single-family residential district.

The existing street network and utility infrastructure that serves the area can adequately serve the proposed Dialysis Center Project. The attached preliminary site plan for the proposed Dialysis Center Project reflects a development that would be a good neighbor to existing development in the area. Rezoning Lots 1 & 2, Block 246 for the proposed Dialysis Center Project would not be detrimental to the R-1B single-family residential district properties to the south and west.

The development of the proposed Dialysis Center Project on Lots 1 & 2, Block 246 conforms with the community's vision of creating a robust, viable regional health care industry in the City of McAlester. Mr. Alsup requested that the staff report be incorporated in the minutes by reference

Staff Recommendation: Mr. Alsup stated that the City Community and Economic Development Staff recommend the approval of the applicants request to rezone Lots 1 & 2, Block 246 from R-1B single-family residential district to H-1 health facilities district.

Gabe Palacios, Senior Project Manager with Beck Design was present to represent the applicant.

Commission Member Bollinger asked if the lots being rezoned would be combined with the existing lots to create a building area of over 50,000 sq. feet.

Gabe Palacios, Senior Project Manager with Beck Design responded to Commissioner Bollinger that the combination of all of the lots for this proposed development does exceed 50,000 sq. feet.

Commissioner Emmons closed the Public Hearing at 6:41 PM and asked if there was any further discussion from the Commission.

With no further discussion, a motion made by Commission Member Scifres was seconded by Commission Member Stobaugh to accept the application as presented and forward the recommendation for rezoning to the City Council on January 14, 2014 for approval.

With no further discussion the vote was 8-0 as follows:

AYE: Scifres, Moore, Bollinger, Stobaugh, Eaton, Webb, Few, Emmons

NAY: None

Motion carried.

**Item 4            New Business**

---

There was no new business.

**Item 5            Staff Report**

---

Mr. Alsup stated he is pleased to be working for the Community and Economic Development Department and is looking forward to working with the Planning Commission.

**Item 6            Commission Report**

---

There was no Commission Report.

**Item 7            Adjournment**

---

A motion was made to adjourn the meeting at 6:45.

There were no objections.

Motion carried.

Approved: \_\_\_\_\_  
                                Date

By: \_\_\_\_\_  
                                Commissioner

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE AND ACCOMPANYING MAP THERETO KNOWN AS GENERAL ZONING ORDINANCE NO. 1843 (1989), BY CHANGING THE CLASSIFICATIONS OF THE ZONING DISTRICT FOR: LOTS 1 AND 2, ACCORDING TO THE SUBDIVIDED PLAT OF BLOCK 246 RECORDED IN PLAT BOOK 2 AT PAGE 11, FORMERLY DESCRIBED AS THE EASTERLY 50 FEET OF LOT 1 IN THE ORIGINAL PLAT, AND ALSO THE WESTERLY HALF OF VACATED 12<sup>TH</sup> STREET ADJACENT TO SAID LOT 1, ALL IN BLOCK 246, IN THE CITY OF MCALESTER, FORMERLY SOUTH MCALESTER, PITTSBURG COUNTY, STATE OF OKLAHOMA, FROM R1-B (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO H-1 (HEALTH FACILITIES DISTRICT).

\*\*\*\*\*

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF McALESTER, OKLAHOMA, that:

SECTION 1. GENERAL ORDINANCE NO. 1843, of the year 1989, and accompanying map thereto, as amended, is hereby further amended insofar as the same relates to certain parcels of land described as follows:

Lots 1 and 2, according to the subdivided plat of Block 246 recorded in Plat Book 2 at page 11, formerly described as the Easterly 50 feet of Lot 1 in the original plat, and also the Westerly Half of vacated 12<sup>th</sup> Street adjacent to said Lot 1, all in Block 246, in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma, from: R1-B (Single-family Residential District) to: H-1 (Health Facilities District).

SECTION 2. PUBLICATION AND EFFECTIVE DATE

The zoning change adopted by this ordinance shall be published within 15 days of approval in a newspaper of general circulation in McAlester, Oklahoma and the change shall become effective 30 days after approval by the City Council as required by Oklahoma General Statutes.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

CITY OF McALESTER, OKLAHOMA  
A Municipal Corporation

By \_\_\_\_\_  
Steve Harrison, Mayor

ATTEST:

\_\_\_\_\_  
Cora Middleton, City Clerk

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By \_\_\_\_\_  
William J. Ervin, City Attorney



# McAlester City Council

## AGENDA REPORT

Meeting Date: 01/14/2014  
Department: Fire Department  
Prepared By: Brett Brewer  
Date Prepared: 01/03/2014

Item Number: 4  
Account Code:  
Budgeted Amount:  
Exhibits: 5

### Subject

Discussion, and possible action, on approval of certain costs related to the Fire Department. Funds to be used from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services.

### Recommendation

Motion to approve the purchase of fire fighting equipment to be used on the Fire Engines. Purchases to be made with funds from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services.

### Discussion

During our routine inventory of vehicle equipment it has come to my attention that we need to replace and update some of our fire fighting equipment. I have included a list of the needed equipment, cost not to exceed 12,500.00, the money to be used from the city's portion of the county quarter cent excise tax for fire services.

### Approved By

		Initial	Date
Department Head		BB	01/03/2014
City Manager	P. Stasiak		01/06/2014



*"Protection of Life and Property is Our Goal"*

*Fire & Safety Co., Inc.*

### Quotation

PO Box 1214 927 South 4th Street  
Chickasha, Oklahoma 73023  
Federal ID # 73-1032744  
Phone: 405-224-2596 Fax: 405-224-2653  
Toll Free: 1-800-654-4060

To:  
McAlester Fire Department  
ATTN: Chief Brewer  
McAlester, OK

Quotation Date:	12/19/2013
Estimated Ship Date:	30 Days ARO
Shipped Via:	Delivered
F.O.B.	McAlester Fire Department
Terms:	Net 30 Days

FAX - 918-423-6910

Quantity	Description	Unit Price	Total
ANY 20	Key - 1 3/4" X 50' - Double Jacket, Rubber Lined ECO-10 Red Fire Hose.	\$ 98.00	\$ 1,960 <sup>00</sup>
ANY 10	Key - 3" X 50' - Double Jacket, Rubber Lined ECO-10 Red Fire Hose.	\$ 184.00	1,840 <sup>00</sup>
10	Key - 1 3/4" X 6' - Double Jacket, Rubber Lined ECO-10 Red Fire Hose.	\$ 35.00	\$ 350.00
2	Key - 1 3/4" X 25' - Double Jacket, Rubber Lined ECO-10 Red Fire Hose.	\$ 65.00	\$ 65.00 \$ 130 <sup>00</sup>
TOTAL			\$ 4,280 <sup>00</sup>

*Richard Payne*

Richard Payne, Sales Manager

**This quotation is valid for 30 days. Thereafter it is subject to change without notice.  
Thank you for your continued support of Oklahoma owned and operated businesses and the  
Oklahoma economy.**

PITTSBURG COUNTY CLERK HOPE TRAMMELL	1/3/2014 11:18:41AM
---	------------------------

Appropriation Ledger  
Account FD-MCAL-2: MCALESTER FIRE DEPT M&O  
Fiscal Year 2013-2014

<u>Dist.</u>	<u>Date</u>	<u>Vendor</u>	<u>PO #</u>	<u>PO Amount</u>	<u>Adjustment</u> <u>Amount</u>	<u>Amount</u> <u>Approved</u>	<u>Paid</u>	<u>Warrant</u> <u>Number</u>	<u>Unexpended</u>	<u>Unliquidated</u> <u>Encumbrances</u>	<u>Unencumbered</u>
	12/2/2013	MONTHLY APPROPRIATION			\$4554.14	NOVEMBER 2013			67,908.09	0.00	67,908.09
	12/3/2013	NORTHERN SAFETY	004442	\$1,220.00					67,908.09	1,220.00	66,688.09
	12/3/2013	CHIEF FIRE & SAFETY	004443	\$2,157.00					67,908.09	3,377.00	64,531.09
	<b>12/3/2013</b>	<b>Range Totals:</b>		<b>\$3,377.00</b>	<b>\$0.00</b>	<b>\$0.00</b>					

<b>Year Total:</b>	<b>\$3,377.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$67,908.09</b>	<b>\$3,377.00</b>	<b>\$64,531.09</b>
--------------------	-------------------	---------------	---------------	--------------------	-------------------	--------------------

\* Paid column reflects the date on which the warrant was cancelled or void.



PITTSBURG COUNTY CLERK HOPE TRAMMELL	1/3/2014 11:18:41AM
---	------------------------

Appropriation Ledger  
Account FD-MCAL-3: MCALESTER FIRE DEPT CAP OUTLAY  
Fiscal Year 2013-2014

<u>Dist.</u>	<u>Date</u>	<u>Vendor</u>	<u>PO #</u>	<u>PO Amount</u>	<u>Adjustment Amount</u>	<u>Amount Approved</u>	<u>Paid</u>	<u>Warrant Number</u>	<u>Unexpended</u>	<u>Unliquidated Encumbrances</u>	<u>Unencumbered</u>
	12/3/2013	OCI MANUFACTURING	004440	\$3,000.00					11,691.24	3,000.00	8,691.24
	12/3/2013	NORTHERN SAFETY	004441	\$5,970.00					11,691.24	8,970.00	2,721.24
	12/3/2013	TRACTOR SUPPLY	004445	\$649.99					11,691.24	9,619.99	2,071.25
	<b>12/3/2013</b>	<b>Range Totals:</b>		<b>\$9,619.99</b>	<b>\$0.00</b>	<b>\$0.00</b>					

<b>Year Total:</b>	<b>\$9,619.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,691.24</b>	<b>\$9,619.99</b>	<b>\$2,071.25</b>
--------------------	-------------------	---------------	---------------	--------------------	-------------------	-------------------

\* Paid column reflects the date on which the warrant was cancelled or void.



# McAlester City Council

## AGENDA REPORT

Meeting Date: 01/14/14  
Department: Fire Department  
Prepared By: Brett Brewer  
Date Prepared: 01/06/14

Item Number: 5  
Account Code:  
Budgeted Amount:  
Exhibits: 0

### Subject

Discussion, and possible action, on acceptance of a Homeland Security sub-grant award, in the amount of \$2,238.32.

### Recommendation

Motion to approve and accept a Homeland Security Sub-Grant Award in the amount of \$2,238.32, to be used to purchase MSA Millennium Gas Masks for the Haz-Mat unit.

### Discussion

Our agency has been selected to receive a Sub-Grant Award in the amount of \$2,238.32 through the Homeland Security Grant Program. The award is for the purchase of MSA Millennium Gas Masks for the CBRNE unit. We do not have to match any funding, like previous grants it is a reimbursement grant. Fire Administration recommends acceptance of this grant.

### Approved By

		Initial	Date
Department Head		BB	01/06/14
City Manager	P. Stasiak	<i>P/S</i>	01/07/14



# McAlester City Council

## AGENDA REPORT

Meeting Date:	January 14, 2014	Item Number:	6
Department:	IT		
Prepared By:	James Stanford	Account Code:	44-5225401
Date Prepared:	January 07, 2014	Budgeted Amount:	\$70,000
		Exhibits:	3

### Subject

Consider and act upon a bid award to Tyler Technologies, Inc. to purchase and install new Electronic Citations System, including all supporting hardware, software, installation and training.

### Recommendation

Motion to approve \$54,210.00 bid to Tyler Technologies, Inc. to purchase and install new Electronic Citations System, including all supporting hardware, software, installation and training.

### Discussion

Three (3) RFP's were received from two (2) companies for new electronic citations system. The RFP's were opened at City Hall on December 16<sup>th</sup> at 2:00 pm. After a thorough review of all proposals submitted; staff recommends to award the bid to Tyler Technologies Inc. Tyler Technologies Equipment meets all the required specifications.

Saltus Technologies, LLC. provided an alternate "configuration 2" bid which has a lower bid price but does not meet the RFP requirements.

Attachments:  
Bid Sheets

### Approved By

		Initial	Date
Department Head		Toni Ervin	010/7/14
City Manager	P. Stasiak		01/07/14

Attachment A

Bid Sheet

Tyler Technologies, Inc., submits the following bid for the following items,  
Company Name

for **ten (10)** new and unused Electronic Citations System Devices, including all supporting

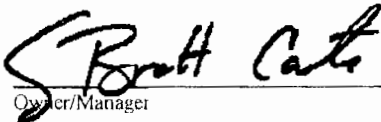
hardware, software, installation and training on this 9th day of December 2013.

Bidder must attach a breakdown list of all costs associated on separate sheet.

\$54,210\*, (\$5,421\*) per unit;  
amount

\$5,421\* times **10 units** = \$54,210\*  
Unit Price Total for 10 units

and attest that these devices meet the specifications set out in this bid package and that the above bid includes all costs involved in the delivery of said Electronic Citations Systems.

  
Owner/Manager

*\*Price per unit is the average price per unit based on 10 units. Pricing includes some costs that are not based on a "per unit" pricing model. These costs include interfaces, implementation/training, 4 bay docking cradles, 4 bay charging cradles, and cases of paper. Itemized pricing is included in this section of the response.*

*Per unit pricing for additional units would include Brazos eCitation Software, MC75A device, Mag-Stripe Reader Attachment, Extended Warranty, additional MC75A Battery, Zebra RW420 Printer, and additional RW420 Battery for a total of \$3,828 per unit.*

- CONFIGURATION 1 -

Attachment A

Bid Sheet

SALTUS TECHNOLOGIES, LLC, submits the following bid for the following items,  
Company Name

for **ten (10)** new and unused Electronic Citations System Devices, including all supporting hardware, software, installation and training on this 16 day of DEC., 2013. Bidder must attach a breakdown list of all costs associated on separate sheet.

\$ 70,800, (\$ 7,080 ) per unit;  
amount

\$ 7,080 times 10 units = \$ 70,800  
Unit Price Total for 10 units

and attest that these devices meet the specifications set out in this bid package and that the above bid includes all costs involved in the delivery of said Electronic Citations Systems.

Eric  
Owner/Manager

- CONFIGURATION 2 -

**Attachment A**

**Bid Sheet**

SALTUS TECHNOLOGIES, LLC, submits the following bid for the following items,  
Company Name

for **ten (10)** new and unused Electronic Citations System Devices, including all supporting

hardware, software, installation and training on this 16 day of DEC., 2013.  
Bidder must attach a breakdown list of all costs associated on separate sheet.

\$ 45,680, (\$ 4,568) per unit;  
amount

\$4,568 times 10 units = \$45,680  
Unit Price Total for 10 units

and attest that these devices meet the specifications set out in this bid package and that the above bid includes all costs involved in the delivery of said Electronic Citations Systems.

EWC.  
Owner/Manager



# McAlester City Council

## AGENDA REPORT

Meeting Date: January 14, 2014  
Department: Public Works- Engineering  
Prepared By: John C. Modzelewski, P.E.,CFM  
Date Prepared: January 7, 2014

Item Number: 7  
Account Code: 02-5974402  
Budgeted Amount: \_\_\_\_\_  
Exhibits: 2

### Subject

Consider, and act upon, Contractor's Application for Final Payment Pay for the "Water Treatment Plant Residuals Handling Improvements" Project.

### Recommendation

Motion to approve final payment to Northern Equipment Co.,Inc. for the "Water Treatment Plant Residuals Handling Improvements" Project and authorize the Mayor to sign the Final Application of Payment to Northern Equipment Co., Inc. in the amount of \$86,096.27.

### Discussion

Northern Equipment Co., Inc., contractor for the "Water Treatment Plant Residuals Handling Improvements" Project has completed all work associated with the project. Attached are the Contractor's Certification that all work has been completed in accordance with the contract documents, and the Contractor's Application for Payment. The City's Engineer on the Project, Mehlburger Brawley, has recommended approval of the Final Payment in the amount of \$86,096.27. Funds are available in Account Code 02-5974402 for final payment.

### Approved By

		<i>Initial</i>	<i>Date</i>
Department Head		JCM	01/07/14
City Manager	P. Stasiak	<u><i>PS</i></u>	01/07/14

## CONTRACTOR'S CERTIFICATION AND GUARANTEE

Date:

Project: Water Treatment Plant Residuals Handling Improvements

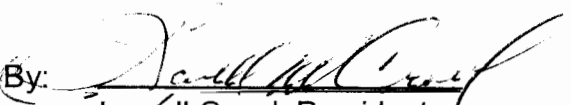
Owner: City of McAlester / McAlester Public Works Authority

Contractor: Northern Equipment Co., Inc.

Lowell Crowl, President, Northern Equipment Co., Inc. hereby certifies that all work on the above referenced project has been completed in accordance with the contract documents for the project.

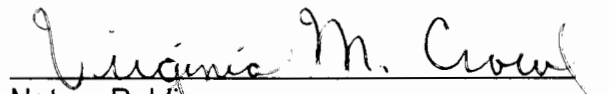
We also certify that all bills have been paid and upon receipt of \$ 86,096<sup>27</sup>, representing final project payment, we do hereby waive our right to lien against the above project.

Furthermore we guarantee all materials and equipment furnished and Work performed for a period of one (1) year from the effective date of completion, October 3, 2013

By:   
Lowell Crowl, President

Date: October 15, 2013

Subscribed and sworn to before me this 15<sup>th</sup> day of October, 2013.

  
Notary Public

My Commission Expires: 2-10-15



# Application for Payment: FINAL

To (Owner): McAlester PWA	Application Period: September 1, 2013 thru September 30, 2013	Application Date: October 1, 2013
Project: WTP Residuals (Rebid)	From (Contractor): Northern Equipment Co., Inc.	Via (Engineer):
Owner's Contract No.: MC-11-02	Contract:	Original (Days): Revised (Days): Remaining (Days):
	Contractor's Project No.: 2013-1-1	Engineer's Project No.:

## Application for Payment

### Change Order Summary

Approved Change Orders							
Number	Additions	Deductions					
Change Order #1	\$ -	\$ -	1. ORIGINAL CONTRACT PRICE	\$		871,807.00	
			2. Net change by Change Orders				
			3. CURRENT CONTRACT PRICE (Line 1 ± 2)	\$		871,807.00	
			4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)	\$		871,807.00	
			5. RETAINAGE:				
			a. 0% x \$	871,807.00	Work Complete	\$ -	
			b. x		Stored Materials	\$ -	
			c. Total Retainage (Line 5a + Line 5b)			\$ -	
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$		871,807.00	
TOTALS	\$ -	\$ -	7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$		785,710.73	
			8. AMOUNT DUE THIS APPLICATION	\$		86,096.27	
NET CHANGE BY CHANGE ORDERS		\$ -	9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)				

### Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Payment of: \$ 86,096.27

(Line 8 or other - attach explanation of other amount)

is recommended

*Paul Lin*

(Engineer)

12/9/2013

(Date)

Payment of: \$ 86,096.27

(Line 8 or other - attach explanation of other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding Agency (if applicable)

(Date)

### Progress Estimate (UNIT ITEM BIDS)

**Contractor's Application: FINAL**

[illegible]

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

## Stored Materials

**Contractor's Application: FINAL**

[illegible]



# McAlester City Council

## AGENDA REPORT

Meeting Date:	<u>January 14, 2014</u>	Item Number:	<u>8</u>
Department:	<u>Public Works-Engineering</u>	Account Code:	<u></u>
Prepared By:	<u>John C. Modzelewski, PE</u>	Budgeted Amount:	<u></u>
Date Prepared:	<u>January 7, 2014</u>	Exhibits:	<u>1</u>

### Subject

Consider, and act upon, a Professional Services Agreement with a consultant to be named for the design of road and infrastructure improvements for a segment of A Street from Comanche Avenue to Miami Avenue, and a segment of Sixth Street from a point approximately 100' north of Jefferson Avenue to Monroe Avenue.

### Recommendation

Motion to approve authorizing the Mayor to sign a Professional Services Agreement with a consultant, Poe & Associates, Inc. consulting Engineers, for the design of road and infrastructure improvements for a segment of A Street from Comanche Avenue to Miami Avenue, and a segment of Sixth Street from a point approximately 100' north of Jefferson Avenue to Monroe Avenue. The Fee Proposal is a lump sum amount of \$180,000.


### Discussion

Requests for Proposals (RFP's) were sent to thirteen consulting firms on November 21, 2013. Proposals were received from all consulting firms on December 9, 2013. The Selection Committee reviewed all submitted proposals and determined that Poe & Associates, Inc. consulting Engineers was the most qualified firm to design these infrastructure improvements at this time.

This Professional Services Agreement will allow the consultant to provide engineering services for the design of road and infrastructure improvements for a segment of A Street from Comanche Avenue to Miami Avenue, and a segment of Sixth Street from a point approximately 100' north of Jefferson Avenue to Monroe Avenue. The engineering services include: design and utility survey, geotechnical study, utilities plan and coordination, roadway plans, and bid documents, including final plans and specifications.

The funding source for these C I P projects is the McAlester Public Works Authority Construction Fund Series 2013 Project Account.

### Approved By

	<i>Initial</i>	<i>Date</i>
Department Head	JCM	01/07/14
City Manager	P. Stasiak 	01/07/14

## PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (herein "**Agreement**") is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2014 by and between the CITY OF McALESTER, OKLAHOMA, an Oklahoma municipal corporation, (herein the "**CITY**") and Poe & Associates, Inc. Consulting Engineers, a Oklahoma corporation (herein the "**CONSULTANT**").

### W I T N E S S E T H:

WHEREAS, the CITY desires to retain a professional to render services in connection with the design of road and infrastructure improvements for a segment of A Street from Comanche Avenue to Miami Avenue, and a segment of Sixth Street from a point approximately 100' north of Jefferson Avenue to Monroe Avenue. (herein the "**Project**") prepared, and

WHEREAS, the services of a competent professional [**engineering**] consultant will be required for surveys, engineering design, preparation of construction plans and other related services for the Project, and

WHEREAS, such services are of a distinct and non-competitive nature, and

WHEREAS, the CONSULTANT has the requisite experience, abilities and resources to perform the foregoing, and

WHEREAS, the CONSULTANT has submitted a "Scope of Services" for the aforesaid work in the form attached hereto and made a part hereof as **Exhibit A** (herein the "**Scope of Services**"), and

WHEREAS, the CONSULTANT has submitted a Fee Proposal for the aforesaid work in the "Proposed Fee" attached hereto and made a part hereof as **Exhibit B** (herein the "**Compensation**"), and

WHEREAS, the CONSULTANT desires to enter into this Agreement as an independent contractor and is ready, willing and able to provide the services in accordance with the terms of and subject to the conditions in this Agreement.

NOW, THEREFORE, for good and valuable consideration, received or to be received, the sufficiency of which the parties acknowledge, the parties agree as follows:

### **1.00    SCOPE OF AGREEMENT**

1.01. Services. The CONSULTANT shall perform those services enumerated in the Proposal. The CITY shall pay the CONSULTANT in accordance with the terms of the Proposal. If so specified in the Proposal, the CITY shall also perform services and provide materials in accordance with the terms of the Proposal.

1.02. Standard of Care. CONSULTANT shall perform the Services undertaken in a manner consistent with the prevailing accepted standard for similar services with respect to projects of comparable function and complexity, and with the applicable laws and regulations published and in effect at the time of performance of the Services.

## **2.00 ADDITIONAL SERVICES**

In the event the CITY, in writing, requests that the CONSULTANT perform additional services not covered by the Proposal, the CONSULTANT shall perform such additional services after the CITY and the CONSULTANT enter into an equitable agreement regarding the additional services, such agreement to be subject to the approval of the CITY.

## **3.00 NOTICE TO PROCEED**

The CONSULTANT shall commence the professional services called for under this Agreement upon the written notice to proceed issued by the CITY.

## **4.00 CONSULTANT'S PERSONNEL**

The CONSULTANT certifies that it presently employs, and shall continue to employ throughout the term of this Agreement, adequate qualified personnel for the performance of the services contemplated under this Agreement.

## **5.00 CONFLICT OF INTEREST**

The CONSULTANT declares that neither the Mayor, nor any Councilmen, nor any other CITY official holds a direct or indirect interest in this Agreement. The CONSULTANT pledges that it will notify the CITY in writing should any CITY official become either directly or indirectly interested in this Agreement. The CONSULTANT declares that as of the date of this declaration that it has not given or donated or promised to give or donate, either directly or indirectly, to any official or employee of the CITY, or to pay anyone else for the benefit of any official or employee of the CITY any sum of money or other thing of value for aid or assistance in obtaining this Agreement. The CONSULTANT further pledges that neither it nor any of its owners, officers or employees will give or donate or promise to give or donate, directly or indirectly, to any official or employee of the CITY or anyone else for the benefit thereof any sum of money or other thing of value for aid or assistance in obtaining any change order to this Agreement.

## **6.00 DISPUTES**

Any dispute concerning a question of fact in connection with the work not disposed of by agreement between the CITY and the CONSULTANT shall be referred to the City Engineer, or his duly authorized representative, whose decision regarding such disputed question of fact shall be final and binding.

## **7.00 ESTIMATES**

The parties to this Agreement hereby acknowledge that the CONSULTANT has no control over: the cost of labor, materials and equipment; the methods of determining prices; or competitive bidding and market conditions except with regard to the CONSULTANT'S services. Therefore, the CONSULTANT hereby warrants that the estimates of cost for the Project contained in the Proposal are made on the basis of the CONSULTANT'S experience and qualifications and represent the CONSULTANT'S best judgment as a design professional familiar with the construction industry.

## **8.00 CONSULTANT'S ASSISTANCE WITH BIDDING**

In the event that the lowest bid received by the CITY is greater than the CITY'S budget for the Project, the CONSULTANT agrees to work with the CITY, without additional compensation to the CONSULTANT, (i) to consider all alternatives available to reduce the anticipated cost of the Project and (ii) to prepare any new bid documents for the Project.

## **9.00 COMPLIANCE WITH LAWS**

The CONSULTANT agrees to observe and to comply at all times with all applicable Federal, State, and local laws, ordinances, and regulations in any manner affecting the conduct of the work and to comply with all instructions and orders issued by the CITY regarding this Project.

## **10.00 TERMINATION**

Upon thirty (30) days written notice, with or without cause, the CITY may terminate this Agreement. Following such termination, the CITY and the CONSULTANT shall agree upon an estimate of the percentage of completion of the CONSULTANT'S services rendered hereunder as of the date such notice is given. The CITY shall pay the CONSULTANT a pro rata fee based upon the agreed estimated percentage of completion of the CONSULTANT'S services rendered hereunder.

## **11.00 OWNERSHIP OF DOCUMENTS**

All documents, including, but not limited to, plans, drawings, specifications, intellectual property, and data or programs stored electronically, prepared by CONSULTANT in connection with the provision of professional services under this Agreement shall be delivered to and become the sole and exclusive property of the CITY and may be used by the CITY and the CITY shall not be restricted in any way whatever in its use of such material.

## **12.00 CONFERENCES AND VISITS TO SITE**

The CONSULTANT agrees to attend all conferences related to the Project to be held at the request of the CITY. The CONSULTANT agrees further to visit the site of the work at any time when requested to do so by the CITY.

### **13.00 CONSULTANT'S ENDORSEMENT**

The CONSULTANT'S seal and endorsement shall be placed on all required reports, final plans, specifications, estimates, shop drawings and other data furnished to the CITY by the CONSULTANT.

### **14.00 CONTROL**

All work by the CONSULTANT is to be done in a manner consistent with professional standards satisfactory to the CITY and in accordance with the established customs, practices, standards and procedures of the CITY except as such might not be consistent with established professional standards. The decision of the CITY is to control in all questions regarding location, type of design, dimension of design and similar questions. Throughout the Project, the CONSULTANT shall request and the CITY shall provide conferences to assure that the CONSULTANT'S work is being done in a satisfactory manner and that all designs are in accordance with the desires of the CITY.

### **15.00 REVISIONS OF PLANS**

It is understood that minor revisions in final plans, including change orders, will be made by the CONSULTANT without additional compensation as the work progresses. However, in the event that the CITY requests major changes during the progress of the work or after completion of the work which will require revisions of work otherwise satisfactorily accomplished, the CONSULTANT will make the necessary revisions as required by the CITY and shall be paid additional compensation as outlined in the Paragraph 2.00 herein, provided that such changes are not required due to any error or omission by the CONSULTANT.

### **16.00 DELAYS AND EXTENSIONS**

16.01. Discretionary Extensions of Time. The CITY may grant, within the CITY'S sole discretion, an extension of time to the CONSULTANT for delays beyond the CONSULTANT'S control, or for delays caused by tardy approvals of work in progress by those official agencies charged with inspecting such work. No additional compensation shall be allowed for such delays.

16.02. Consent to Extension of Time. It is understood that time is of the essence in the performance and completion of the CONSULTANT'S work. It is agreed that no extension of time will be valid without the CITY'S prior written consent, and no such consent is assumed.

16.03. Cooperation with the CITY. The CONSULTANT understands that the completion of the overall Project is dependent upon the CONSULTANT'S performance in an expeditious manner conforming to the time schedule contained in this Agreement. The CONSULTANT shall cooperate with the CITY in scheduling and performing the CONSULTANT'S work to avoid conflict or interference with the work of others and shall perform its work efficiently, expeditiously, and in a manner that will not cause delay in the progress of the Project.



16.04. Withholding of Payments. Without limiting the CITY'S rights or remedies for the CONSULTANT'S default or delay, the CITY may withhold payment or decline to make payment to the CONSULTANT of all or any portion of the CONSULTANT'S fee or reimbursable expense whenever, in the CITY'S absolute discretion, the CONSULTANT'S work is defective or inadequate, or reasonable evidence exists that the CONSULTANT'S work will not be completed within the foregoing time schedule, or the CONSULTANT has otherwise failed or refused to comply with its obligations to the CITY.

#### **17.00 REIMBURSEMENT FOR EXPENSES**

The CONSULTANT shall not be reimbursed for any expenses, unless such expenses either are authorized in accordance with the Proposal or are authorized in writing by the CITY before the CONSULTANT incurs any such expenses.

#### **18.00 CLAIMS, LIABILITY AND INDEMNITY**

18.01. Claims. The CONSULTANT shall assume all risk in connection with the performance of this Agreement, and shall be liable for any damages to persons or property resulting from negligence of the CONSULTANT, its agents, servants, and employees in connection with the prosecution and completion of the work covered by this Agreement.

18.02. Indemnity. The CONSULTANT agrees that it will indemnify and hold the CITY and its employees harmless from all claims of any type and for any damages, losses, liability, expenses and costs including attorney's fees and court costs which may be incurred by the CITY arising from the acts, errors, or omissions of the CONSULTANT, its agents, servants and employees in the performance of this Agreement.

18.03 Insurance. During the performance of the Services under this Agreement, CONSULTANT shall maintain the following insurance:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate.
- (2) Automobile Liability Insurance, with a combined single limit of \$1,000,000 for each accident.
- (3) Workers' Compensation Insurance and Employer's liability Insurance in accordance with statutory requirements.
- (4) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.
- (5) Errors and Omissions Insurance with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate

CONSULTANT shall furnish CITY certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty days' written notice to CITY.

#### **19.00 EQUAL EMPLOYMENT OPPORTUNITY**

19.01. Non-discrimination. In carrying out its professional services under this Agreement, the CONSULTANT shall not discriminate against any employee or applicant for

employment because of race, creed, color, national origin or sex. The CONSULTANT shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, color, national origin or sex. Such action shall include, but not be limited to, the following: employing; upgrading; demoting; or transferring; recruiting or paying recruitment compensation; and selecting for training, including apprenticeships.

19.02. Posting and Advertising. The CONSULTANT agrees to post in conspicuous spaces available to employees and applicants for employment, a notice to be provided by the CITY, setting forth the provisions of this non-discrimination clause. The CONSULTANT shall, in all solicitations for advertisements for employees placed by, or on behalf of, the CONSULTANT, state that all qualified applicants shall receive consideration for employment without regard to race, creed, color, national origin or sex. The CONSULTANT shall incorporate the foregoing requirements of this Paragraph 19.02 in all subcontracts, if any, for services covered by this Agreement.

## **20.00 TRANSFER, ASSIGNMENT OR SUBLETTING**

This Agreement shall not be transferred or assigned or sublet without prior written consent of the CITY.

## **21.00 MISCELLANEOUS PROVISIONS**

21.01. Waiver. A waiver by either CITY or CONSULTANT of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

21.02. Severability. If a court of competent jurisdiction finds a term, condition, or provision of this Contract to be illegal or invalid, then the term, condition, or provision shall be deemed severed from this Contract. All other terms, conditions, and provisions of this Contract shall remain in full force and effect.

21.03. Governing Law. This Agreement shall be governed by the laws of the State of Oklahoma.

21.04. Third Party Rights. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than CITY and CONSULTANT.

21.05. Survival. Upon completion of all Services, obligations, and duties provided for in this Agreement, or if this Agreement is terminated for any reason, the terms and conditions of Articles 1.00, 6.00, 11.00, 18.00 and 21.00 shall survive.

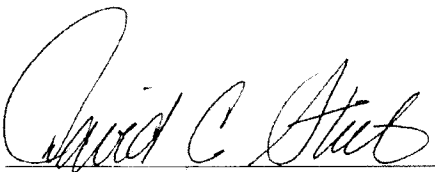
21.06. Entire Agreement. This Agreement represents the entire and integrated Agreement between CITY and CONSULTANT. It supersedes all prior and contemporaneous communications, representations, and agreements, whether oral or written, relating to the subject matter of this Agreement.

**[Signatures to Follow on Next Page]**

WITNESS THE DUE EXECUTION HEREOF.

**THE CITY OF McALESTER**

By: \_\_\_\_\_  
Steve Harrison, Mayor

[  ]  
By: \_\_\_\_\_

Its: Senior Vice President  
CONSULTANT'S Mailing Address:

1601 Northwest Expressway, Suite 400  
Oklahoma City, OK 73118

CONSULTANT'S Telephone Number:

(405)- 949-1962

CONSULTANT'S Facsimile Number:

(405) 608-0380

ATTEST:

By: \_\_\_\_\_  
City Clerk

**Exhibit A**

Scope of Services  
to perform  
**Professional Engineering Services**  
for

**2013 Street Reconstruction Program  
Project # 2**

**A Street, from Comanche Ave. to Miami Ave.  
Sixth Street, from Jefferson Ave. to Monroe Ave.**

City of McAlester, Oklahoma

Poe & Associates, the CONSULTING ENGINEER (Poe), will perform all engineering and drafting services required to prepare complete detailed construction plans, specifications, and bidding documents for the street improvements of A Street, from Comanche Avenue to Miami Avenue, and Sixth Street, from Jefferson Avenue to Monroe Avenue. Roadway improvements shall consist of the reconstruction of the existing 2-lane streets to include grading, drainage, utility relocation, and sidewalks.

All design will be in English units in accordance with the current 'Oklahoma Department of Transportation (ODOT) Design Manual', 'AASHTO Policy on Geometric Design of Highways and Streets', the 'Manual on Uniform Traffic Control Devices', all applicable ODOT policies and procedures, the Oklahoma Department of Environmental Quality (ODEQ) Construction Standards and City of McAlester standards.

Specifically, these services will include the following items:

- **DESIGN TIME**

The ENGINEER shall make every effort to adhere to the project schedule. Extension or shortening of any scheduled task will only be allowed when required to better meet the overall time requirement or at the discretion of the City of McAlester. The City of McAlester agrees to provide timely reviews and requests for additional information. Notice to Proceed is anticipated by January 17, 2014. Final plans are anticipated prior to May 25, 2014.

- **ENVIRONMENTAL CLEARANCE**

Environmental clearance documentation should not be necessary and is not part of the scope of work.

- **SURVEY**

Poe will perform all field surveys required for design of the projects. Local control for each project will be derived from OPUS observations with a minimum of 2 points established for each project. It is anticipated that the utility location services will take place during the field survey work in order to provide the most efficient project delivery time.

- **RIGHT-OF-WAY**

This project is anticipated to be completed within existing right of way. No right-of-way plans or acquisition are included in the scope of work.

- **UTILITY COORDINATION**

Existing utilities will be located as part of the detailed survey and design process. Poe anticipates the City of McAlester locating all of the City owned utilities within the project extents. Poe will organize and attend a Utility Conference with the utility companies and the City of McAlester. Poe will also attend additional meetings concerning Utilities and/or Right-of-Way throughout the design process.

- **PERMITTING**

Poe will prepare and submit all required permit applications. Anticipated permit includes an Oklahoma Department of Environmental Quality (ODEQ) construction permit. In addition, 404 permit exemptions will be requested from the United States Army Corps of Engineers if encountering a water of the United States.

- **CONSTRUCTION SEQUENCING**

Traffic controls and construction phasing are significant concerns on urban roadways. Poe will take the time to review current traffic patterns, peak traffic volumes and times, potential detour routes, and the option of keeping each roadway open to traffic during construction. There may be opportunities to route traffic on other adjacent collector streets, provide limited construction during non-peak hours, or possibly specify night time construction to reduce impacts to the travelling public.

- **GEOTECHNICAL INVESTIGATIONS & PAVEMENT DESIGN**

Professional Service Industries (PSI) will perform geotechnical investigations, with oversight and coordination from Poe. This item will include a roadway subsurface survey. PSI will recommend a pavement section for the project. Poe will review the recommendations and finalize a recommended design that will be both economical and adequate for the anticipated traffic loading.

**POE & ASSOCIATES, INC.**  
Consulting Engineers

● **ROADWAY PLANS**

Poe will prepare all roadway plans and specifications for the improvements for a segment of A Street from Comanche Avenue to Miami Avenue (approximately 1600 feet) and for a segment of Sixth Street from 100 feet north of Jefferson Avenue to Monroe Avenue (approximately 650 feet).

During the initial phase of roadway design, the local on-site and adjacent drainage issues and mitigation measures (if necessary) will be addressed. Additionally, geometry, water, sewer, and other utility conflicts will be evaluated for each roadway section.

Poe will prioritize the storm water runoff collection and storm drain system north of Jefferson as part of the design considerations for the Sixth Street section. Additionally, a rock outcropping along Sixth Street will be evaluated for modification to allow an improved sidewalk in this area.

● **ADVERTISEMENTS, PERMITS, AND ACCESS**

Unless otherwise agreed to in the Scope of Services. OWNER will obtain arrange, and pay for all advertisements for bids; permits, and licenses required by local, state, or federal authorities; and land easements, rights-of-way, and access necessary for ENGINEER'S SERVICES or PROJECT construction.

● **BID PHASE SERVICES**

Poe will prepare bidding documents including special provisions to be provided with any front end documents that the City may desire. Poe will also provide other bid phase services including attending the pre-bid conference, issuing addenda and respond to contractor questions and inquiries during the bid period.

● **CONSTRUCTION PHASE SERVICES**

During the construction period, Poe project personnel will attend a preconstruction conference, a final inspection of the completed project, review shop drawings and submittals by the contractor, and will be available to respond to questions and inquiries concerning the project design. Following the final inspection, Poe will provide one set of As-Built plans according to the construction inspector's measurements. Should the City desire to utilize Poe for construction inspection the inspection fee will be negotiated in the future and it is not part of this agreement.

● **SUBMITTALS**

The roadway plans will be submitted as two separate construction plans. One set for the A Street section and one set for the Sixth Street section. Three (3) submittals are anticipated as follows:

- Preliminary Plan Review – 50% complete
- Final Plan Review – 90% complete
- Final P&S submittal including electronic files. Final plans and specifications will be submitted in pdf format.

**Exhibit B**

**PROPOSED FEE**

Design and Utility Survey	
A Street	\$ 26,000
Sixth Street	\$ 13,000
Geotechnical Study	\$ 7,000
Utilities Plan and Coordination	\$ 13,000
Roadway Plans	
A Street	\$ 71,000
Sixth Street	<u>\$ 50,000</u>
<b>Total Fee (lump sum)</b>	<b>\$ 180,000</b>





# McAlester City Council

## AGENDA REPORT

Meeting Date: January 7, 2014  
Department: Public Works  
Prepared By: Sheila Norman  
Date Prepared: January 7, 2014

Item Number: 9  
Account Code: 41-5865401  
Budgeted Amount: 40,000.00  
Exhibits: 4

### Subject

Consider and act upon awarding bid in the amount of \$43,890.31, for one new and unused One Ton Work Truck with Snow Plow and Salt Spreader for the Streets Department to Freedom Ford.

### Recommendation

Motion to approve the award of bid to Freedom Ford, McAlester, Oklahoma, for the purchase of one (1) New and Unused 2014 F-350 1 Ton Truck with Snow Plow and Salt Spreader

### Discussion

The City received only two (2) bids for this vehicle, the other bid being substantially more than the Freedom Ford bid. After reviewing the bids for accuracy we are confident that the Freedom Ford bid meets all the needs of the Street Department.

#### Attachments:

- 1) Bid Tabulation Sheet
- 2) Freedom Ford Bid
- 3) Dunn Country Motor Bid

Council to approve an additional amount of \$3,890.31. Funding is available in the CIP Fund.

### Approved By

		Initial	Date
Department Head		JM	01/06/2014
City Manager	P. Stasiak	PS	01/07/2014

## BID TABULATION SHEET

### 1 Heavy Duty 1ton Work Truck w/Snow Plow & Salt Spreader

Bid Opening

January 2, 2014 at 2:00 P.M

<u>Bidder</u>	<u>Amount</u>
1. <u>Dunn Country</u> <u>PO BOX 551</u> <u>Enfawla, OK 74432</u>	<u>63,829.00</u>
2. <u>Freedom Ford</u> <u>720 S. George Nigh Expy</u> <u>PO Box 1108</u> <u>McAlester, OK 74561</u>	<u>43,890.31</u>
3. _____ _____ _____	_____
4. _____ _____ _____	_____
5. _____ _____ _____	_____
6. _____ _____ _____	_____

## Bid Sheet

Freedom Ford Inc, submits the following bid for One (1)  
Company Name

new and unused One Ton Work Truck with Snow Plow and Salt Spreader on this 31 day of

December, 2013.

forty-three thousand eight hundred ninety and 3/100 (\$43,890.30)

and attest that this vehicle meet the specifications set out in this bid

package and that the above bid includes all costs involved in the delivery of said

vehicle.

David C. [Signature]  
Owner/Manager

720 S. George Nigh Expy.  
PO Box 1108



918-423-2800  
McAlester, OK 74502

01/02/2014

To the City of McAlester,

Please accept this bid for a 2014 Ford F350 4X4 Crew Cab Pickup:

6.2L Gas V8

Automatic Transmission

17" Wheels (includes spare)

Oxford White Exterior

Steel Cloth Interior w/40/20/40 split bench seats

Electronic Shift-on-the-fly

Snow Plow Package (heavy duty suspension)

Trailer Brake Controller

Cruise

MSRP: \$41,315.00

Your Price: \$30,795.35

1 Western Snow Plow

Prow-mounted w/7'6" edge w/in-cab controls  
powdercoated and installed

\$5,838.50

1 Buyers Stainless Steel Spreader

2.0 cu yd capacity

10.5hp Briggs and Stratton engine

In-cab controls w/Inverted V w/top screen

Installed

\$5,127.50

Code3 52" Lightbar

Amber corner lights

Blue, amber, and take down lights to front

Traffic director in rear

Haleo 600 switch panel

Installation and workmanship warranty

\$2,128.96

Total upfit cost:


\$13,094.96

**Total Truck cost after upfit:**


**\$43,890.31**

Price includes all Fleet discounts and transportation expenses.  
Bid is good for 30 days and subject to unit availability.

Thank you for the opportunity to earn your business.

A handwritten signature in black ink, appearing to read "Brandon Crnkovic", with a large, sweeping flourish at the end.

Brandon Crnkovic  
Fleet Sales Manager  
Freedom Ford

A handwritten signature in black ink, appearing to read "Gene Crnkovic", with a horizontal line extending to the right.

Gene Crnkovic  
General Manager  
Freedom Ford

## Bid Sheet

Dunn Country Motors, submits the following bid for One (1)  
Company Name  
700 Birkes Road, Eufaula, OK 74432  
new and unused One Ton Work Truck with Snow Plow and Salt Spreader on this 17 day of  
Dec., 2013.

One Ton Truck w/snow plow + salt spreader (\$63,829)<sup>00</sup>

and attest that this vehicle meet the specifications set out in this bid  
package and that the above bid includes all costs involved in the delivery of said  
vehicle.

  
Owner/Manager



# McAlester City Council

## AGENDA REPORT

Meeting Date: January 14, 2014  
Department: CM/City Clerk  
Prepared By: Cora Middleton  
Date Prepared: January 7, 2014

Item Number: 10  
Account Code: \_\_\_\_\_  
Budgeted Amount: \_\_\_\_\_  
Exhibits: 1

### Subject

Consider and Act Upon, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 1, Application for use of Sick Leave Bank, Item "A" of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency.

### Recommendation

Staff recommends motion to approve policy and Emergency Clause as presented.

### Discussion

1) Ordinance

### Approved By

		Initial	Date
Department Head		CM	01/07/14
City Manager	P. Stasiak		01/07/14

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 2.67, OF THE McALESTER CODE OF ORDINANCES; MORE PARTICULARLY BY AMENDING SECTION 1, "APPLICATION FOR USE OF SICK LEAVE BANK", ITEM "A" AND DECLARING AN EMERGENCY.

\* \* \* \* \*

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF McALESTER, OKLAHOMA, that:

**SECTION 1: Section 2.67 of the Personnel Policies is hereby amended by adding the following language:**

**Application for use of Sick Leave Bank**

- a. Employees with eighteen (18) months, or more, of continuous service that have exhausted all of their sick, vacation, and comp and Holiday leave and are experiencing a serious, long-term illness or a serious, long-term illness of his spouse, child or parents may submit a request to the Personnel Department for time from the Sick Leave Bank. The request shall be made on the form provided and include a doctor's statement, explaining the nature of the illness and the anticipated date for return to work. The request shall be reviewed by a Division Directors Committee consisting of three members appointed by the City Manager to determine the validity of the request.

**SECTION 2: Conflicting ordinances repealed.**

All ordinances that are in conflict with the Personnel Policies as herein adopted are hereby repealed.

**SECTION 3: Emergency Clause.**

That an emergency is hereby declared to exist for the preservation of the public peace, health and safety by reason whereof it is necessary that this Act take effect immediately and be in full force and effect from and after its passage and approval.

**PASSED and the EMERGENCY CLAUSE ruled on separately this \_\_\_\_\_ day of \_\_\_\_\_ 2014.**

**CITY OF McALESTER, OKLAHOMA  
A Municipal Corporation**

By \_\_\_\_\_  
Steve Harrison, Mayor



**ATTEST:**

\_\_\_\_\_  
**Cora Middleton, City Clerk**

Approved as to form and legality this \_\_\_\_\_ day of March 2014.

By \_\_\_\_\_  
William J. Ervin, City Attorney



# McAlester City Council

## AGENDA REPORT

Meeting Date: January 14, 2014  
Department: City Manager  
Prepared By: Peter Stasiak  
Date Prepared: 01/07/14

Item Number: 11  
Account Code: \_\_\_\_\_  
Budgeted Amount: \_\_\_\_\_  
Exhibits: 1

### Subject

Consider and act upon a lease agreement between Bill and Ann Parrott and the City of McAlester for rental office space to house the McAlester Tourism Department.

### Recommendation

Motion to approve Lease Agreement.

### Discussion

The City along with Pride In McAlester, McAlester Main Street and the Chamber of Commerce have talked about the advantages of being housed under one roof together. All organizations have been in talks with Bill and Ann Parrott who purchased the old Hunts Department Store building on Third and Choctaw. This will not only draw people to the downtown area, but will allow the public the ability to get any information about the City at one location.

### Approved By

		<i>Initial</i>	<i>Date</i>
Department Head			
City Manager	P. Stasiak	<u>PS</u>	<u>01/07/14</u>

# LEASE

This lease is made and entered into this 8th day of January, 2014, between Tracy Parrott, a single person, and Bill Parrott and Ann Parrott, Co-Trustees of the Parrott Family Trust, hereinafter, referred to as "Lessor" and the City of McAlester, Oklahoma, a municipal corporation, hereinafter referred to as "Lessee".

Whereas Lessor is the owner of and in possession of the following described property, to-wit:

Office OPTION #1, as shown on  
Exhibit "A" attached hereto, located at  
119 East Choctaw Street in McAlester, Oklahoma.

and agrees to lease the above described property to Lessee under the following terms and conditions.

This lease shall be for a term of one [1] year beginning March 1, 2014, and ending February 28 , 2015. It is the intention of the Lessee to lease the premises from year to year. Lessee agrees to give written notice to Lessor not less than 90 days before the end of the leased term of Lessee's Intention to Lease or Not Lease the property for the succeeding year.

Lessee shall pay the Lessor as rent for use of the above described property the sum of

**\$ 558.20 detailed as follows:**

20' x 14' [280 sq ft x \$1.59] office space **\$ 445.20**

Portion of Shared Storage Area [50% of (10x14=140 sq ft) 70 x \$1.59] **\$ 113.00**

with the first payment due on March 1, 2014, and a like sum on the first day of each month thereafter during the term of this lease.

As part of the consideration for this lease, Lessee agrees to do the following:

- A. Maintain the rented area on a daily basis.
- B. Pay for all damages caused to leased premises by Lessee, Lessee's employees or by Lessee's operations on the leased premises.
- C. Maintain premises liability in the amount of **\$1,000,000.00**.

Lessor agrees to do the following:

- A. Pay electric and water utility bills.
- B. Maintain the common hallways and restroom area/s.

The Lessee shall have the right, so long as this lease is in force and effect, to use the conference room located on the premises. To reserve the use of the conference room, Lessee shall notify Lessor of the time and date that Lessee wants to use the conference room.

In the event Lessee defaults on the monthly lease payment and remains in default for a period of thirty [30] days, Lessor shall have the right to re-enter and take possession of the leased property and declare this lease as null and void.

This lease cannot be assigned or sublet by Lessee without the written consent of Lessor.

This lease agreement shall be binding upon the heirs, successors and assigns of both parties.

In Witness Whereof we set our hands the date set forth above.

LESSOR:

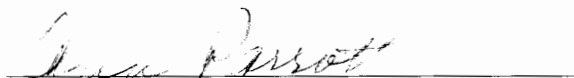
LESSEE:

  
\_\_\_\_\_  
Tracy Parrott

\_\_\_\_\_  
City of McAlester

  
\_\_\_\_\_  
Bill Parrott, Co-Trustee

\_\_\_\_\_

  
\_\_\_\_\_  
Ann Parrott, Co-Trustee  
Co-Trustees of the Parrott  
Family Trust

\_\_\_\_\_



## **City Manager Report to the Council**

**January 14, 2014**

### **Business:**

- Beginning with the City Manager Report on January 28, 2014 staff will be submitting monthly reports that reflect the previous months activities for the department. It is our intention to have these reports available to the City Council at the second meeting of every month.

### **Community Services Department:**

- Staff has been busy removing all the Christmas ornaments and displays erected around the City for the holidays. It is anticipated that all displays will be down and stored away by the end of the week of January 6, 2014. In addition, crews are busy picking up and disposing of Christmas trees from around the City. These trees are used as fish habitat in our lakes and the remaining trees are ground up into mulch for our parks.

### **Chief Financial Officer:**

- Staff has researched the Lowes agreement and determined that May 2014 will conclude the ten (10) year agreement entered into between Lowes and the City of McAlester. This agreement established a reimbursement to Lowes if they maintained a designated number of Full Time Regular Employees during the previous year and met a set criteria for gross annual sales. The money to reimburse Lowes was deposited in an escrow account up front and annually our attorneys review the information to determine if the criteria has been met for the period. Staff has determined that if Lowes meets the criteria for 2013, then approximately \$310K will be available to be returned to the City of McAlester.

**Planning & Community Development:**

- Staff received site and building plans for a Community Center, Food Distribution Center and a Head Start that is to be constructed on land purchased from the City off Highway 69. This is the first phase in the Choctaw Nations development of the property. Engineering and Community Development will be reviewing the plans over the next couple of weeks to provide feedback on the development. The buildings to be constructed will be approximately:
  1. Community Center (7800 sq. ft.)
  2. Food Distribution Center (6000 sq. ft.)
  3. Head Start (5700 sq. ft.)
- Bids were opened on January 3, 2014 for the demolition of six (6) structures previously designated as dilapidated by the City Council. The structures to be torn down and removed are:
  1. 429 N. "C" Street
  2. 35 E. Jefferson Ave.
  3. 6 W. Miami Ave.
  4. 943 N. "F" Street
  5. 1002 E. Choctaw Ave.
  6. 341 W. Harrison Ave.Staff estimates that all structures will be removed by the end of January 2014.
- Staff has received the preliminary site and building plans from the Carland Group for construction of their Memory Center located on Highway 270 and West Street. The Department will be reviewing electrical, plumbing and building plans for the planned development. This is estimated to take about two weeks.

**Personnel Services:**

- Customer Service training has been scheduled for all employees and supervisors of the City of McAlester. This is a mandatory training that will focus on two areas. (1) City employee interaction with the citizens of the community and (2) internal interaction with our colleagues from different departments of the City. The training is scheduled for January 8, and 9, 2014 at City Hall. Oklahoma Municipal Assurance Group (OMAG) provides this training at no charge to the City as part of our participation with their organization.
- Staff has reviewed the Personnel Policy updates as presented by our legal team. The policies have been updated to meet federal and state requirements. All comments have been submitted to the attorney for correction and we anticipate having the changes back in mid-January. Upon completion of the policies, staff will be presenting these to the City Council for adoption.

- The City experienced two (2) retirements recently of long term employees of the City. Richard Cotton retired January 2, 2014 from the Engineering Department after 13 years with City. David Medley retired January 2, 2014 from the Engineering Department after 21 years with the City. Both Richard and David brought many years of experience and dedication that will be missed tremendously in the future.

**Tourism Department:**

- Staff has successfully booked a new venue for the EXPO Center. Junk Hippy Road Show will be in McAlester March 21 – 23, 2014. This is a very popular vintage craft show.
- Staff is currently working with bus companies to stop in McAlester as they are moving through the region. McAlester has so many fine attractions that Ms. Wall is getting this information out to promote our City.

**Police Department:**

- The State of Oklahoma has adopted Statute Title 47 7-606 which is in reference to the seizing of vehicle license plates when the owner cannot provide proof of insurance. Effective January 7, 2014 McAlester Police Officers are seizing license plates and taking them to the Sheriff's office. The driver may then drive the vehicle for ten days with insurance being provided by the state through a pool set up through this statute. If the driver can prove insurance, the plate will be given back with no cost. If the driver did not have insurance they will have to obtain insurance, pay the ticket, and then go to the Sheriff's office and pay a fee for the plate. Our agency will receive \$70.00 from the fee, with the other part of the fee covering the temporary insurance pool the state has set up and part going to the plan administrator and to the Sheriff's office.

**Public Works Department:**

- The Engineering Department has completed five (5) of the seven (7) concrete panel replacement projects. Staff has identified a seventh (7) project for panel replacement.
  - CPR 1 – 5 Complete
  - CPR 6 – Washington St. from 13<sup>th</sup>. to Carl Albert underpass, concrete panel replacement (**Construction to be completed week 01/06/14**)
  - CPR 7 – Strong Boulevard various locations

- **CIP #1:** The 17<sup>th</sup>. St. reconstruction project is moving along quickly. The following schedule has been developed for the planning process:
  - June 17, 2013: Consultant notice to proceed (**Completed**)
  - July 17, 2013: Geotechnical investigations, survey, feasibility report, preliminary estimate (**Completed**)
  - August 7, 2013: Preliminary plans (**Completed**)
  - Final review plans and preliminary bid documents (**Completed**)
  - October 7, 2013: Signed, sealed plans with final bid documents and final estimate. (**Completed**)
  - October 20, 27, 2013: Advertisement (**Completed**)
  - November 12, 2013: Bid opening (**Completed**)
  - November 26, 2013: Bid award (**Completed**)
  - January 20, 2014: Pre-construction meeting
  - Construction anticipated to begin January 2014
- **CIP #2:**
  - January 14, 2014: Recommendation of staff for professional Engineering Services.
- The City is currently investigating the operational and financial feasibility of contracting the operation, maintenance and management of the Water Treatment Plant. This is the first step in evaluating a Public/Private Partnership (PPP). The following is the schedule for this evaluation:
  - August 20: Issue Request for Proposals (RFP) (**Completed**)
  - September 6: Receive proposals from contractors. (**Completed**)
  - September 13: Complete evaluation of proposals. (**Completed**)
  - September 19 – 20: Interview consultants. (**Completed**)
  - October 11: Selected contractor completes facility evaluation and submits budget proposal. This is approximately a four (4) week process. (**In Process**)
  - January 16, 2014: Work shop to be scheduled with City Council

**Waiver of Fees:**

- N/A

**Water Break Adjustments:**

- N/A



**Monthly Reports:**

- N/A

**Upcoming Events:**

- Junk Hippy road Show: March 21 – 23, 2014
- National Letter Carriers Convention: May 2 – 3, 2014
- Bass Masters Tournament: June 2014
- Charity Bicycle Ride (Fall 2014)

**Meetings Attended:**

- N/A

Council Chambers  
Municipal Building  
December 19, 2013

The McAlester Airport Authority met in a Rescheduled Regular session on Tuesday, December 19, 2013, at 6:00 P.M. after proper notice and agenda was posted December 16, 2013.

Present: Weldon Smith, John Titsworth, Travis Read, Robert Karr, Buddy Garvin,  
& Steve Harrison  
Absent: None  
Presiding: Steve Harrison, Chairman

A motion was made by Mr. Smith and seconded by Mr. Read to approve the following:

- Approval of the Minutes from the December 10, 2013 Regular Meeting of the McAlester Airport Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item B, regarding claims ending December 12, 2013. *(Toni Ervin, Chief Financial Officer)* In the amount of \$5,494.09.
- Confirm action taken on City Council Agenda Item 1, to appoint a new Ward 6 Councilman and appointment of a Vice Mayor. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item 2, an ordinance to amend Sections 54-45 and 54-48 to Article III, Chapter 54, of the code of the City of McAlester, Oklahoma, prohibiting possession of any tobacco product; and prohibiting tobacco use on City-owned premises or operated properties; adding subsection E and creating Section 54-52 Definitions. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 3 an Ordinance to amend Article 1, in General; Chapter 6, Alcoholic Beverages and non-intoxicating beverages; Section 6-1, of the Code of the City of McAlester, Oklahoma. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 5, authorizing the Mayor to sign a Disaster Emergency Proclamation for the City of McAlester. *(Peter J. Stasiak, City Manager)*

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

AYE: Trustees Karr, Garvin, Smith, Titsworth, Read & Chairman Harrison  
NAY: None

Chairman Harrison declared the motion carried.

There being no further business to come before the Authority, Mr. Smith moved for the meeting to be adjourned, seconded by Mr. Read.

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

AYE: Trustees Karr, Garvin, Smith, Titsworth, Read & Chairman Harrison  
NAY: None

Chairman Harrison declared the motion carried.

ATTEST:

\_\_\_\_\_  
Steve Harrison, Chairman

\_\_\_\_\_  
Cora Middleton, Secretary

Council Chambers  
Municipal Building  
December 19, 2013

The McAlester Public Works Authority met in a Rescheduled Regular session on Tuesday, December 19, 2013, at 6:00 P.M. after proper notice and agenda was posted December 16, 2013.

Present: Weldon Smith, John Titsworth, Travis Read, Robert Karr, Buddy Garvin,  
& Steve Harrison

Absent: None

Presiding: Steve Harrison, Chairman

A motion was made by Mr. Garvin and seconded by Mr. Smith to approve the following:

- Approval of the Minutes from the December 10, 2013 Regular Meeting of the McAlester Public Works Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item B, regarding claims ending December 12, 2013. *(Toni Ervin, Chief Financial Officer)* In the amount of \$240,256.71.
- Confirm action taken on City Council Agenda Item 1, to appoint a new Ward 6 Councilman and appointment of a Vice Mayor. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item 2, an ordinance to amend Sections 54-45 and 54-48 to Article III, Chapter 54, of the code of the City of McAlester, Oklahoma, prohibiting possession of any tobacco product; and prohibiting tobacco use on City-owned premises or operated properties; adding subsection E and creating Section 54-52 Definitions. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 3, an Ordinance to amend Article 1, in General; Chapter 6, Alcoholic Beverages and non-intoxicating beverages; Section 6-1, of the Code of the City of McAlester, Oklahoma. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 4, two Resolutions of Support for the Southwinds Aldridge Apartments, LP Development and authorizing direct contribution, expense reimbursement, provision of in-kind service, fee waiver or any combination thereof in the amount of \$14,001 in support of the Development from Economic Development funds. *(Leroy Alsup, Community and Economic Development Director)*
- Confirm action taken on City Council Agenda Item 5 authorizing the Mayor to sign a Disaster Emergency Proclamation for the City of McAlester. *(Peter J. Stasiak, City Manager)*

- Confirm action taken on City Council Agenda Item 6, Change Order No. 1 to the contract 2013 Concrete Panel Replacement Project 4 with Katcon, Inc. adding \$26,272.44 to their contract for a total amount of \$288,472.44. (*Robert Karr, City Councilman, Ward 4*)

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

AYE: Trustees Smith, Titsworth, Read, Karr, Garvin, & Harrison

NAY: None

Chairman Harrison declared the motion carried.

There being no further business to come before the Authority, Mr. Garvin moved for the meeting to be adjourned, seconded by Mr. Smith. There was no discussion and the vote was taken as follows:

AYE: Trustees Smith, Titsworth, Read, Karr, Garvin, & Harrison

NAY: None

Chairman Harrison declared the motion carried.

ATTEST:

\_\_\_\_\_  
Steve Harrison, Chairman

\_\_\_\_\_  
Cora Middleton, Secretary