

Council Chambers
Municipal Building
August 23, 2016

The McAlester City Council met in a Regular session on Tuesday, August 23, 2016, at 6:00 P.M. after proper notice and agenda was posted, August 19, 2016 at 10:15 A.M.

Call to Order

Mayor Browne called the meeting to order.

Reverend Brown gave the invocation and led the Pledge of Allegiance.

Roll Call

Council Roll Call was as follows:

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

Staff Present: Peter J. Stasiak, City Manager; Toni Ervin, George Estrada, Building Inspector; Jayme Clifton, Community & Economic Development Executive Assistant/Planning Tech.; CFO; William J. Ervin, City Attorney and Cora Middleton, City Clerk

Citizens Comments on Non-Agenda Items

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

There were no citizen comments.

Consent Agenda

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

- A. Approval of the Minutes from the July 26, 2016, Regular Meeting of the McAlester City Council. (Cora Middleton, City Clerk)
- B. Approval of the Minutes from the August 9, 2016, Regular Meeting of the McAlester City Council. (Cora Middleton, City Clerk)

- C. Approval of Claims for August 3, 2016 through August 16, 2016. *(Toni Ervin, Chief Financial Officer)* In the following amounts: General Fund - \$141,896.64; Parking Authority - \$106.88; Nutrition - \$2,655.20; Tourism - \$2,619.31; SE Expo Center - \$10,093.97; E-911 - \$14,253.51; Economic Development - \$7,818.87; Fleet Maintenance \$18,475.35; Worker's Compensation - \$941.68; CIP Fund - \$109,321.99; Technology Fund - \$105.97 and Stormwater Fund - \$15,240.00.
- D. Consider and act upon, authorization of payment to Infrastructure Solutions Group, LLC; dba Mehlburger Brawley, Invoice # MC-15-02A-01, in the amount of \$ 5,180.00, for Professional Services related to Washington Avenue Pavement Reconstruction and funded through the McAlester Public Works Authority Construction Fund Series 2014 Project Account. *(Peter Stasiak, City Manager)*
- E. Consider and act upon, authorization of payment to HD Supply Waterworks, Invoice # F922899, in the amount of \$ 5,243.62, for Water line items related to Washington Avenue Pavement Reconstruction and funded through the McAlester Public Works Authority Construction Fund Series 2014 Project Account. *(Peter Stasiak, City Manager)*

A motion was made by Councilman Garvin and seconded by Vice-Mayor Karr to approve the Consent Agenda. There was no discussion, and the vote was taken as follows:

AYE: Councilman Garvin, Karr, Smith, Barnett & Mayor Browne

NAY: None

Mayor Browne declared the motion carried.

Scheduled Business

1. Consider and act upon, accepting the bid for Phase I of the AMI Project: (UTS) Utility Technology Services, Inc. which is providing the AMI Solution manufactured by Sensus. This bid is a fixed based system including Alternate 2 using solid state meters. *(Toni Ervin, Chief Financial Officer)*

Executive Summary

Staff recommendation is to accept lowest and best bidder for phase I of the AMI project: UTS- Utility Technology Services, Inc. which is providing the AMI Solution manufactured by Sensus, which includes Alternate 2 using solid state meters.

CFO Ervin addressed the Council commenting that this was the next step in the process to update and replace the City's aging water meters. She stated that the City had received four (4) bids, all of the bidding companies had been interviewed and other communities had been contacted to get their opinions.

Mayor Browne clarified that this item was to replace the manual meters with automated meters. He added that the affected employees would be moved to other areas in the City.

Clay McAlpine, Vice-President Holloway, Updike and Bellen, Inc. addressed the Council explaining that this project would be done in phases and the first phase would begin with the south side of McAlester. He added that this system would provide more information for the staff and customers.

After a brief discussion, concerning how long the project would take, the hardware and software that were part of the project and advantages of using a licensed radio spectrum, a motion to accept the bid from (UTS) Utility Technology Services, Inc. for phase 1 of the AMI project, providing solid state meters manufactured by Sensus was made by Vice-Mayor Karr. The motion was seconded by Councilman Smith and the vote was taken as follows:

AYE: Councilman Karr, Smith, Garvin, Barnett & Mayor Browne

NAY: None

Mayor Browne declared the motion carried.

2. Consider and act upon, a request from the property owner for an extension of the 90-day special remodel permit period as set forth by Sec. 18-378 of the McAlester Code of Ordinances for the condemned property at 1516 Park Drive. (*George Estrada, Building Inspector, Jayme Clifton, Planning Technician*)

Executive Summary

Motion to approve or to deny the request from the property owner for an extension of the 90-day special remodel permit period as set forth by Sec. 18-378 of the McAlester Code of Ordinances for the condemned property at 1516 Park Drive.

Jayme Clifton, Community and Economic Development Executive Assistant/Planning Tech addressed the Council explaining that the property owner was requesting an extension of the 90-day special remodel permit that had been issued on May 11, 2016. She added that this structure at 5800 square feet was larger than usual, the owner had made some progress and they had a plan in place for the completion of the project.

George Estrada, Building Inspector addressed the Council informing them that the owner of the property at 1516 Park Drive had completed some of the necessary repairs toward bringing this property up to code.

Michelle Hazen, owner of the property at 1516 Park Drive and Jack Crotchett, Ms. Hazen's Contractor/fiancé addressed the Council distributing letters of support from a couple of her neighbors. She then explained why she was requesting an extension, why she was remodeling the structure, and she reviewed the repairs that had been made to the structure and the expenses to date.

During a lengthy discussion among the Council, including Ms. Hazen, Mr. Crotchett, Jim Luker. Mr. Estrada and Attorney Ervin concerning what repairs still needed to be done, why work under the original permit had been delayed and what options were available to the Council, Attorney Erin informed the Council that under the current Code, the Council did not have authority to extend the Special Remodel Permit. Attorney Ervin commented that the Council could amend the Code but there were specific steps to do that and it could not be done at this meeting.

There was further discussion among the Council concerning tabling the item, what change to make to the Code, if the Council wanted to change the of the Special Remodel permit to 180 days or give them the authority to extend the 90 day period and if the Ordinance to amend the Code could be prepared in time for the next meeting. The Council also discussed what actions the City would take concerning the property during this time. They then advised Ms. Hazen that any work that might be done during the time would be at her own risk but they did not have any intentions of demolishing her property within the next few weeks.

A motion was made by Councilman Smith and seconded by Councilman Barnett to table this item. There was no further discussion, and the vote was taken as follows:

AYE: Councilman Smith, Barnett, Karr, Garvin & Mayor Browne
NAY: None

Mayor Browne declared the motion carried.

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.

There was no new business.

City Manager's Report

- Report on activities for the past two weeks.

Manager Stasiak reported that the final anthracite had been installed into Filter #5 at the Water Treatment Plant, the back T would be send for results and the City anticipated having the filter operational by Monday.

Remarks and Inquiries by City Council

Vice-Mayor inquired about the Oklahoma Department of Transportation Highway project, the Carl Albert signalization project and if the Ward Redistricting Commission had met.

Manager Stasiak informed the Council that the Bypass project was supposed to go out for bid sometime in September or October and construction was planned to begin sometime in January. He commented that the Carl Albert signalization project was on the same schedule as the Bypass project. He stated that would call and get back with Vice-Mayor Karr with the information that he found.

Councilmen Smith, Garvin and Barnett did not have any comments for the evening.

Mayor's Comments and Committee Appointments

Mayor Browne asked about the status of the North Main water line project that had come in over budget and the engineers estimate.

Manager Stasiak stated that the project was being redesigned by Infrastructure Solutions Group, LLC and he had not seen anything on that at this time.

Mayor Browne commended both Ward Two candidates on the clean campaigns they had ran.

Recess Council Meeting

Mayor Browne asked for a motion to recess the Regular Meeting to convene the Authorities. Vice-Mayor Karr moved to recess the Regular Meeting and convene the Authorities. The motion was seconded by Councilman Smith.

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

AYE: Councilman Karr, Smith, Garvin, Barnett & Mayor Browne

NAY: None

Mayor Browne declared the motion carried and the meeting was recessed at 6:46 P.M.

Reconvene Council Meeting

The Regular Meeting was reconvened at 6:48 P.M.

Adjournment

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

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

AYE: Councilman Smith, Karr, Garvin, Barnett & Mayor Browne

NAY: None

Mayor Browne declared the motion carried, and the meeting was adjourned at 6:48 P.M.

ATTEST:

John Browne, Mayor

Cora Middleton, City Clerk