



McAlester City Council

NOTICE OF MEETING

Regular Meeting Agenda

Tuesday, January 10, 2017 – 6:00 pm
McAlester City Hall – Council Chambers
28 E. Washington

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

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

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

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

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Approval of Claims for December 21, 2016 through January 3, 2017. *(Toni Ervin, Chief Financial Officer)*
- B. Concur with the Mayor's appointment of Justin Few, 1423 Timber Lane to a new three-year term on the Board of Adjustment to expire on March 31, 2020. *(John Browne, Mayor)*
- C. Concur with the Mayor's appointment of Mark Emmons, 1701 Boardwalk Avenue : Justin Few, 1423 Timber Lane; Chris Taylor, 108 Saunier Way; and Anthony (Tony) Korp, 601 Lampton Lane to new three-year terms on the Planning Commission to expire on May 31, 2020. *(John Browne, Mayor)*
- D. Consider and act upon, approval of a lease and contract by and between the Board of the Pittsburg County Regional Expo Authority and the City of McAlester. *(Joe Ervin, City Attorney)*
- E. Consider and act upon, authorization of payment to Infrastructure Solutions Group, LLC, Invoice MC-15-02A-06, in the amount of \$10,078 .00 for Professional Services related to Washington Avenue Pavement Reconstruction Project and funded through the McAlester Public Works Authority Construction Fund Series 2014 Project Account. *(Peter Stasiak, City Manager)*

ITEMS REMOVED FROM CONSENT AGENDA**PUBLIC HEARING**

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

AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE AND ACCOMPANYING MAP THERETO KNOWN AS GENERAL ZONING ORDINANCE NO. 1843 (1989), BY CHANGING THE CLASSIFICATION OF THE ZONING DISTRICT FOR ALL OF LOTS 1, 2, 3, 4, 5, 6, AND 7, IN BLOCK 10; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, IN BLOCK 27; AND THE ALLEY RUNNING THROUGH BLOCK 10; AND THE ALLEY RUNNING THROUGH BLOCK 27; AND ALL THAT PART OF THE WESTERLY 20 FEET OF EAST STREET LYING SOUTH OF ELECTRIC AVENUE, FORMERLY KNOWN AS GENE STIPE BOULEVARD, AND NORTH OF THE CENTER LINE OF BUCHANAN AVENUE; AND ALL THAT PART OF LINCOLN AVENUE LYING EAST OF STRONG BOULEVARD AND WEST OF EAST STREET; AND ALL

THAT PART OF THE NORTHERLY 40 FEET OF BUCHANAN AVENUE LYING EAST OF STRONG AVENUE AND WEST OF EAST STREET; IN THE CITY OF MCALESTER, FORMERLY SOUTH MCALESTER, PITTSBURG COUNTY, STATE OF OKLAHOMA FROM H-1 HEALTH FACILITIES DISTRICT TO C-5 HIGHWAY COMMERCIAL AND COMMERCIAL RECREATION DISTRICT.

SCHEDULED BUSINESS

1. Consider and act upon, an Ordinance amending the general zoning ordinance and accompanying map thereto known as General Zoning Ordinance No. 1843 (1989), by changing the classification of the zoning district for all of Lots 1, 2, 3, 4, 5, 6, and 7, in Block 10; and Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, in Block 27; and the Alley running through Block 10; and the Alley running through Block 27; and All that part of the Westerly 20 feet of East Street lying South of Electric Avenue, formerly known as Gene Stipe Boulevard, and North of the Center Line of Buchanan Avenue; and All that part of Lincoln Avenue lying East of Strong Boulevard and West of East Street; and All that part of the Northerly 40 feet of Buchanan Avenue lying East of Strong Avenue and West of East Street; in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation District. *(Leroy Alsup, Community & Economic Development Director)*

Executive Summary

Motion to act upon and approve the above Ordinance changing the classification of the zoning district for the property identified in the Ordinance from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation District and authorizing the Mayor to sign the ordinance.

2. Consider and act upon, a resolution declaring certain structures as dilapidated and detrimental to the health, safety, or welfare of the general public and the community, or they create a fire hazard which is dangerous to other property. *(George Estrada, Building Inspector, Jayme Clifton, Planning Technician)*

Executive Summary

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

3. Consider and act upon, authorizing the Mayor to sign the Contractor's Final Pay Estimate No. 1 for the contract with Rocking "O" Construction for construction of Washington Bridge Sidewalk and Railing and accept the project as completed. *(Peter Stasiak, City Manager)*

Executive Summary

Motion to approve final payment of \$25,000.00 for the Washington Bridge Sidewalk and Railing Project to Rocking "O" Construction and accept the project as completed.

4. Discussion of possible removal of deed restrictions on City of McAlester Lake Lot 49 at Lake McAlester. *(Robert Karr, Councilman)*

Executive Summary
Discussion.

NEW BUSINESS

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

CITY MANAGER'S REPORT (Peter J. Stasiak)

- Report on activities for the past two weeks.

REMARKS AND INQUIRIES BY CITY COUNCIL

MAYORS COMMENTS AND COMMITTEE APPOINTMENTS

RECESS COUNCIL MEETING

CONVENE AS McALESTER AIRPORT AUTHORITY

Majority of a Quorum required for approval

- Approval of the Minutes from the December 27, 2016, Regular Meeting of the McAlester Airport Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item A, regarding claims ending January 31, 2017. *(Toni Ervin, Chief Financial Officer)*

ADJOURN MAA

CONVENE AS McALESTER PUBLIC WORKS AUTHORITY

Majority of a Quorum required for approval

- Approval of the Minutes from the December 27, 2016, Regular Meeting of the McAlester Public Works Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item A, regarding claims ending January 3, 2017. *(Toni Ervin, Chief Financial Officer)*

- Confirm action taken on City Council Agenda Item E, authorization of payment to Infrastructure Solutions Group, LLC, Invoice MC-15-02A-06, in the amount of \$10,078.00 for Professional Services related to Washington Avenue Pavement Reconstruction Project and funded through the McAlester Public Works Authority Construction Fund Series 2014 Project Account. *(Peter Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 3, authorizing the Mayor to sign the Contractor's Final Pay Estimate No. 1 for the contract with Rocking "O" Construction for construction of Washington Bridge Sidewalk and Railing and accept the project as completed. *(Peter Stasiak, City Manager)*

ADJOURN MPWA

RECONVENE COUNCIL MEETING

ADJOURNMENT

CERTIFICATION

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

Cora M. Middleton, City Clerk

CLAIMS FROM

**December 21, 2016
Thru
January 3, 2017**

1/04/2017 9:40 AM
 REGULAR DEPARTMENT PAYMENT REGISTER
 PACKET : 14877 14883 14889 14890 14898 14902 14920
 VENDOR SET: Mult
 FUND : 01 GENERAL FUND

PAGE: 1

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-A00026	AT & T LONG DISTANCE					
	I-201612219293	01 -5215315	TELEPHONE UTI	UTIL PHONE EXP-LONG DISTANCE	081338	43.70
01-A00154	PROPHET EQUITY II-B					
	I-PRI11360687	01 -5865312	EQUIPMENT REN	STREETS DEPT OFC RENTAL	081374	307.87
01-A00267	AIRGAS, INC					
	I-9058386450	01 -5543203	REPAIRS & MAI	MO. BTL. RENTAL-POOL	081376	12.40
01-A00362	VYVE BROADBAND					
	I-201612219294	01 -5431328	INTERNET SERV	UTIL INTERNET SVS-FIRE STAT #2	081339	62.95
	I-201612289306	01 -5547328	INTERNET SERV	UTIL INTERNET-OAK HILL CEMETER	081362	62.23
	I-201612289306	01 -5431328	INTERNET SERV	UTIL INTERNET-FIRE RESPONSE CO	081362	62.95
	I-201612289306	01 -5865328	INTERNET SERV	UTIL INTERNET-CENTRAL GARAGE	081362	83.90
01-A00500	AMERICAN MUNICIPAL SERV					
	I-201701039314	01 -2105	COLLECTION AG	COLLECTIONS PAYABLE	081378	6,770.68
01-A00751	ATWOODS					
	I-3499/9	01 -5548203	REPAIRS & MAI	MISC REPAIR & MAINT ITEMS	081381	33.76
01-B00180	UNION IRON WORKS, INC.					
	I-S1969610.001	01 -5548203	REPAIRS & MAI	REPAIR & MAINT ITEMS	081383	64.12
	I-S1969654.001	01 -5548203	REPAIRS & MAI	REPAIR & MAINT ITEMS	081383	60.23
	I-S1970092.001	01 -5548203	REPAIRS & MAI	REPAIR & MAINT ITEMS	081383	67.00
01-B00503	BROKEN ARROW ELECTRIC S					
	I-S2133623.001	01 -5548203	REPAIRS & MAI	MISC REPAIR & MAINT ITEMS	081384	61.24
	I-S2133628.001	01 -5548204	SMALL TOOLS	REPLACEMENT TOOLS	081384	498.25
01-C00320	CENTERPOINT ENERGY ARKL					
	I-201612289307	01 -5215314	GAS UTILITY	GAS UTIL-315 E KREBS	081364	23.78
	I-201612289307	01 -5215314	GAS UTILITY	GAS UTIL-FIRE RESPONSE COMPLEX	081364	518.11
01-C00664	CONSTRUCTION INDUSTRIES					
	I-16-01085	01 -5652330	DUES & SUBSCR	LICENSE RENEWALS	081390	110.00
01-D00097	DASH MEDICAL GLOVES, IN					
	I-1030395	01 -5432202	OPERATING SUP	EMS MEDICAL SUPPLIES	081392	384.50
01-D00402	DIAMOND TROPHY & ENGRAV					
	I-F20161203	01 -5431329	PROMOTIONAL	PLAQUE-VOLUNTEER OF YR	081394	56.95
01-D00540	DOLESE BROTHERS					
	I-AG16133949	01 -5865218	STREET REPAIR	ROCK FOR STREET REPAIRS	081395	551.91
01-D00684	DR. JASON MCELYEA					
	I-029	01 -5432308	CONTRACTED SE	CONTRACT SVS-EMS	081396	1,071.00

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VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-E00206	EMBLEM ENTERPRISES INC.	I-669705	01 -5431207	CLOTHING ALLO CEPT PATCHES	081397	751.90
01-E00266	ERVIN & ERVIN ATTORNEYS	I-12/30/2016	01 -5210302	CONSULTANTS/L LEGAL FEES	081370	2,340.00
	I-JANUARY 2017	01 -5214302	CONSULTANTS	CONTRACT LEGAL SVS-JAN 2017	081372	3,233.33
01-F00170	FIRST NATIONAL BANK	I-201701049322	01 -5211202	OPERATING SUP LOAN ORIGINATION FEE	081466	95.00
01-G00010	G & C RENTAL CENTER, IN	I-44307	01 -5865218	STREET REPAIR TOOL & EQUIP RENTAL	081403	105.00
01-G00089	GFOA-GOVT FINANCE OFFIC	I-16-01078	01 -5215302	CONSULTANTS CAFR APPLICATION FEE	081365	580.00
01-G00130	GALL'S, LLC	I-0350398	01 -5431207	CLOTHING ALLO BADGES & COLLAR BRASS	081404	50.25
01-I00049	IDEAL CLEANING	I-3230	01 -5548308	CONTRACTED SE MONTHLY CLEANING SVS-11/2016	081409	1,515.00
01-I00061	RICOH USA, INC.	I-5046239475	01 -5321308	CONTRACTED SE COPIER MAINT FEES-CID	081410	72.50
01-I00110	IMPRESS OFFICE SUPPLY	I-541	01 -5215202	OPERATING SUP OFFICE SUPPLIES	081411	33.00
	I-599	01 -5215202	OPERATING SUP OFFICE SUPPLIES	081411	10.00	
01-I00120	TYLER TECHNOLOGIES	I-025-176926	01 -5213336	FEES MONTHLY SITE FEE SUPPORT	081412	100.00
	I-025-176926	01 -5213336	FEES	MONTHLY COURT ONLINE FEE	081412	100.00
	I-025-176926	01 -5225349	SOFTWARE MAIN	MONTHLY NETWORK SUPPORT	081412	220.50
01-K00159	BSN SPORTS	I-98545747	01 -5542203	REPAIRS & MAI SUPPLIES FOR BSKBALL LEAG	081415	609.57
	I-98599143	01 -5542203	REPAIRS & MAI	BB GOALS FOR PARKS	081415	187.17
01-M00280	MEGAPATH CLOUD COMPANY,	I-8260985	01 -5215315	TELEPHONE UTI LONG DISTANCE-12/2016	081342	419.00
01-M00487	MILLER OFFICE EQUIPMENT	I-MCA388872	01 -5215312	EQUIPMENT REN MONTHLY COPIER SERVICES	081422	443.82
01-M00570	MOORE MEDICAL CORP.	I-99308324	01 -5432202	OPERATING SUP EMS MEDICAL SUPPLIES	081423	780.36
01-MC0146	PITTSBURG COUNTY EMERGE	I-201701039311	01 -5101353	PITTSBURG EME JANUARY EMERGENCY MGMT SVS	081427	4,166.67

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-MC0226	MC DONALDS RESTURANT					
	I-KS#13	01 -5321202	OPERATING SUP PRISONER MEALS	081428	11.36	
01-N00340	BLUE TARP FINANCIAL, IN					
	I-36849357	01 -5865218	STREET REPAIR REPAIR PLATE COMPACTOR	081430	438.84	
01-000075	O'REILLY AUTO PARTS					
	I-432604	01 -5431203	REPAIRS & MAI MISC REPAIR PARTS	081432	30.64	
	I-433204	01 -5431203	REPAIRS & MAI MISC REPAIR PARTS	081432	39.98	
01-000222	OKLA CODE ENFORCEMENT A					
	I-16-01067	01 -5652330	DUES & SUBSCR MEMBERSHIP RENEWAL	081434	70.00	
01-000410	OKLA STATE UNIVERSITY					
	I-60830	01 -5431331	EMPLOYEE TRAV FIRE OFFICER II TRAINING	081437	300.00	
01-000520	OIL-OK INDEPENDENT LIVI					
	I-122016-2015-2016	01 -5101355	OIL-OK FOR IN CONTRACT-OK FOR INDEPENDENT LI	081438	2,000.00	
01-P00242	PETER STASIAK					
	I-201612219296	01 -5210331	EMPLOYEE TRAV TRAVEL EXP-MUSKOGEE MTG	081343	75.06	
01-P00337	PITTS COUNTY CRIMINAL J					
	I-201701039313	01 -5213335	COUNTY INCARC INCARCERATION FEE PAYABLE	081440	9,328.00	
01-P00451	PURCHASE POWER / PITNEY					
	I-12/21/2016	01 -5215317	POSTAGE POSTAGE/POSTAGE MACHINE	081442	750.00	
01-R00486	PAT ORTEGA dba ROCKING					
	I-PAY REQ #1-FINAL	01 -5865404	STREET REPAIR WASH AVE BRIDGE REPAIR	081445	25,000.00	
01-S00329	SHRED-IT US JV LLC dba					
	I-8121388294	01 -5212308	CONTRACTED SE MO. SHREDDING SERVICE	081446	70.40	
01-S00643	SPECIAL OPS UNIFORMS, I					
	I-773990	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	081448	111.88	
01-S00726	STAPLES ADVANTAGE					
	I-3224571160	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	25.09	
	I-3323963042	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	74.98	
	I-3323963044	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	439.98	
	I-3323963046	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	183.31	
	I-3323963048	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	73.29	
	I-3323963049	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	161.57	
	I-3324571163	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	328.67	
	I-3324571165	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	139.98	
	I-3324571167	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	126.75	
	I-3324571168	01 -5215202	OPERATING SUP MISC OFFICE SUPPLIES	081451	174.88	

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=====						
01-T00010	T. H. ROGERS LUMBER CO.					
		I-529084	01 -5865218	STREET REPAIR FORMING MATERIALS	081452	45.79
		I-529285	01 -5865218	STREET REPAIR FORMING MATERIALS	081452	93.15
		I-529348	01 -5865218	STREET REPAIR FORMING MATERIALS	081452	5.60
01-T00589	TOTAL RADIO					
		I-101004259-1	01 -5431316	REPAIRS & MAI RADIO REPAIR-ASST FIRE CH	081455	22.50
01-T00598	TULSA ASPHALT LLC					
		I-16764	01 -5865218	STREET REPAIR ASPHALT-STREET REPAIRS	081456	5,536.30
01-T00630	TWIN CITIES READY MIX,					
		I-137478	01 -5865218	STREET REPAIR CONCRETE-STREET REPAIRS	081457	1,762.00
01-W00040	WALMART COMMUNITY BRC					
		I-06614	01 -5431202	OPERATING SUP MISC OPERATING SUPPLIES	081461	103.66
		I-08296	01 -5431202	OPERATING SUP MISC OPERATING SUPPLIES	081461	120.43
FUND 01 GENERAL FUND TOTAL:						74,364.69

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-A00154	PROPHET EQUITY II-B					
	I-PR11357649	02 -5864312	EQUIPMENT REN LANDFILL OFFICE RENT		081374	321.78
01-A00582	AT&T					
	I-201612289308	02 -5267315	TELEPHONE UTI UTIL- INTERNET SVS		081363	1,435.50
01-A00751	ATWOODS					
	I-3501/9	02 -5973203	REPAIRS & MAI MISC REPAIR ITEMS		081381	40.00
01-B00180	UNION IRON WORKS, INC.					
	I-S1969068.001	02 -5973203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS		081383	51.43
01-B00503	BROKEN ARROW ELECTRIC S					
	I-S2131289.001	02 -5973203	REPAIRS & MAI ELECTRICAL REPAIR ITEMS		081384	174.63
	I-S2131289.002	02 -5973203	REPAIRS & MAI ELECTRICAL REPAIR ITEMS		081384	114.24
01-C00320	CENTERPOINT ENERGY ARKL					
	I-201612289307	02 -5267314	GAS UTILITY GAS UTIL-CENTRAL GARAGE		081364	519.63
01-C00339	CERTIFIED LABORATORIES					
	I-2550643	02 -5973203	REPAIRS & MAI GREASE-WEST PLANT		081386	338.60
01-C00840	CRAWFORD & ASSOCIATES P					
	I-10310	02 -5267302	CONSULTANTS CONSULTANT FEES		081391	14,510.00
01-E00321	EVANS ENTERPRISES, INC.					
	I-102483	02 -5973203	REPAIRS & MAI REPLACE TOSHIBA MOTOR		081399	1,000.82
	I-102654	02 -5973316	REPAIRS & MAI MOTOR REPAIRS		081399	672.63
	I-102763	02 -5973316	REPAIRS & MAI MOTOR REPAIR-TAG#256LPZ		081399	1,444.00
	I-10724	02 -5973401	CAPITAL OUTLA WWP-#1 RAW PUMP		081399	3,700.69
01-F00112	FINLEY & COOK, PLLC					
	I-SI0019563	02 -5267301	AUDITING ANNUAL AUDIT FEES		081400	14,500.00
01-H00016	HD SUPPLY WATERWORKS, L					
	I-G528326	02 -5975235	WATER MAIN RE WATER LINE REPAIR PARTS		081407	5,253.02
	I-G554413	02 -5975235	WATER MAIN RE WATER LINE REPAIR SUPPLIE		081407	234.00
01-I00120	TYLER TECHNOLOGIES					
	I-025-176926	02 -5216336	FEES MONTHLY UB&C ONLINE FEE		081412	293.16
01-I00188	INFRASTRUCTURE SOLUTION					
	I-MC-16-01-13	02 -5871302	CONSULTANTS GENERAL SERVICES-12/2016		081413	6,265.00
	I-MC-16-08-11	02 -5871302	CONSULTANTS OKIE LOCATES-12/2016		081413	4,479.32
01-K00210	KIAMICHI ELECTRIC COOP.					
	I-201612219295	02 -5267313	ELECTRIC UTIL UTIL ELEC-UTM-HEREFORD LN		081341	443.47
01-MC0099	MCALESTERS PREMIER AUTO					

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VENDOR SET: Mult

FUND : 02 MPWA

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-MC0099	MCALESTERS PREMIER AUTO	continued				
	I-16-01091	02 -5267323	DAMAGES	PLUMBING EXP REIMB	081425	210.50
01-000275	OKLA DEPT OF COMMERCE					
	I-012017-#8908	02 -5267521	CDBG LOAN #89	CDBG - EDIF #8908	081436	1,145.83
01-P00040	PACE ANALYTICAL SERVICE					
	I-167543620	02 -5973304	LAB TESTING	MONTHLY TESTING FEE	081439	71.22
01-T00052	TECHNICAL PROGRAMMING S					
	I-98538	02 -5216336	FEES	UB&C MAILING FEE	081453	1,205.96
	I-98538	02 -5216317	POSTAGE	UB&C POSTAGE FEE	081453	1,344.27
01-T00630	TWIN CITIES READY MIX,					
	I-137343	02 -5975218	STREET REPAIR	CONCRETE-WATER BREAKS	081457	230.00
	I-137640	02 -5975218	STREET REPAIR	CONCRETE-WATER BREAKS	081457	448.00
	I-137751	02 -5975218	STREET REPAIR	CONCRETE-WATER BREAKS	081457	448.00
01-U00051	UTILITY SUPPLY CO., INC					
	I-100125	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	165.00
	I-100126	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	34.94
	I-100127	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	424.00
	I-100128	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	130.80
	I-100129	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	496.90
	I-100130	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	99.43
	I-100131	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	243.60
	I-100132	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	425.66
	I-100133	02 -5975209	UTILITY MAINT REPAIR	& MAINT ITEMS	081458	870.70
01-U00128	UNITED PACKAGING & SHIP					
	I-197787	02 -5973203	REPAIRS & MAI	SHIPPING FEES	081460	31.63
01-V00072	VERIZON WIRELESS SERVIC					
	I-9776997588	02 -5216308	CONTRACTED SE	AMI BASE STATIONS	081368	1.70
			FUND	02 MPWA	TOTAL:	63,820.06

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REGULAR DEPARTMENT PAYMENT REGISTER
PACKET : 14877 14883 14889 14890 14898 14902 14920
VENDOR SET: Mult
FUND : 03 AIRPORT AUTHORITY

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VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-C00320	CENTERPOINT ENERGY ARKL					
		I-201612289307	03 -5876314	GAS UTILITY GAS UTIL-AIRPORT	081364	98.69
01-F00170	FIRST NATIONAL BANK					
		I-012017-#119817	03 -5876511	FNB LOAN #119 LOAN #119817 - AIRPORT AUTH	081401	5,020.00
				FUND 03 AIRPORT AUTHORITY	TOTAL:	5,118.69

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REGULAR DEPARTMENT PAYMENT REGISTER
PACKET : 14877 14883 14889 14890 14898 14902 14920
VENDOR SET: Mult
FUND : 08 NUTRITION

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VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-A00324	ALISHA RAE HOWELL					
	I-201701039318	08 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	081377	135.00	
	I-201701039319	08 -5549308	CONTRACT SERV MILEAGE REIMB-MEAL DELIVERY	081377	106.92	
01-E00207	EMMA E. BELLIS					
	I-201701039315	08 -5549308	CONTRACT SERV MILEAGE REIMB-MEAL DELIVERY	081398	73.44	
01-G00288	GERALDINE E MALKOWSKI					
	I-201701039316	08 -5549308	CONTRACT SERV MILEAGE REIMB-MEAL DELIVERY	081405	68.04	
	I-201701039317	08 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	081405	135.00	
01-S00580	AT & T					
	I-201612289305	08 -5549315	TELEPHONE UTI UTIL PHONE-NUTRITION	081367	287.26	
			FUND 08 NUTRITION	TOTAL:	805.66	

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PACKET : 14877 14883 14889 14890 14898 14902 14920
VENDOR SET: Mult
FUND : 09 LANDFILL RES./SUB-TITLE D

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-A00745	ALFA- ASSOC FOR LANDFIL					
	I-#156		09 -5864365	ALFA ESCROW L PARTICIPATION FEE-LF	081380	3,476.00
				FUND 09 LANDFILL RES./SUB-TITLE DTOTAL:		3,476.00

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REGULAR DEPARTMENT PAYMENT REGISTER
PACKET : 14877 14883 14889 14890 14898 14902 14920
VENDOR SET: Mult
FUND : 27 TOURISM FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-C00149	CANON FINANCIAL SERVICE	I-16787403	27 -5655318	PRINTING MO. COPIER LEASE TOU	081340	71.00
01-C00469	CITY OF MCALESTER SPECI	I-16-01087	27 -5655214	TOURISM EXPEN EXPO RENTAL-BRIDAL	081387	1,000.00
01-MC0134	MCALESTER MAIN STREET	I-122016-2015-2016	27 -5655353	MAIN STREET P CONTRACT- MCALESTER MAIN ST	081426	1,250.00
01-P00450	PRIDE IN MCALESTER	I-122016-2015-2016	27 -5655352	MISC PRIDE IN CONTRACT-PRIDE IN MCALESTER	081441	2,500.00
01-S00684	SPORTSEVENTS MEDIA GROU	I-SE1116113	27 -5655317	ADVERTISING AD FOR SPORTS VENUES	081449	1,770.98
01-T00500	PARROTT COMPANY, LLC	I-201701039312	27 -5655340	OFFICE RENT OFFICE RENT-JAN 2017	000000	1,292.50
			FUND 27 TOURISM FUND	TOTAL:		7,884.48

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-B00503	BROKEN ARROW ELECTRIC S					
		I-S2119279	28 -5654203	REPAIR & MAIN MISC SUPPLIES	081384	375.28
		I-S2119791.001	28 -5654203	REPAIR & MAIN MISC SUPPLIES	081384	59.76
01-C00580	COCA COLA BOTTLING CO					
		I-41512953	28 -5654210	CONCESSION SU CONCESSION SUPPLIES	081388	1,589.00
01-L00075	LAKE EUFAULA ASSOC INC					
		I-12/20/2016	28 -5654317	ADVERTISING & VISITOR GUIDE AD FEE	081418	2,000.00
01-L00078	LAMBERT MECHANICAL INC					
		I-160675	28 -5654316	REPAIRS & MAI MISC HEAT & AC REPIARS	081419	382.50
		I-160697	28 -5654316	REPAIRS & MAI MISC HEAT & AC REPIARS	081419	2,355.33
01-L00428	LOWE'S CREDIT SERVICES					
		I-907035	28 -5654203	REPAIR & MAIN MISC REPAIR & MAINT ITEMS	081421	123.25
01-P00560	PUBLIC SERVICE/AEP					
		I-201612289303	28 -5654313	ELECTRIC UTIL UTIL ELEC-EXPO RV PARK	081366	36.30
01-S00360	SIMPLEXGRINNELL LP					
		I-79102541	28 -5654316	REPAIRS & MAI SERVICE- FIRE SAFETY SYS	081447	1,550.27
01-W00040	WALMART COMMUNITY BRC					
		I-04304A	28 -5654210	CONCESSION SU CONCESSION SUPPLIES	081461	8.94
		I-07218	28 -5654210	CONCESSION SU CONCESSION SUPPLIES	081461	61.52
			FUND	28 SE EXPO CENTER	TOTAL:	8,542.15

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-M00715	MUSKOGEE COMMUNICATIONS					
		I-001610	29 -5324316	REPAIRS-MAINT RADIO REPAIRS	081424	285.00
01-W00392	WINDSTREAM CORPORATION					
		I-201612289304	29 -5324315	TELEPHONE UTI UTIL PHONE-911 CNTY TRUNK LINE	081369	455.75
				FUND 29 E-911	TOTAL:	740.75

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 REGULAR DEPARTMENT PAYMENT REGISTER
 PACKET : 14877 14883 14889 14890 14898 14902 14920
 VENDOR SET: Mult
 FUND : 30 ECONOMIC DEVELOPMENT

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VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-C00149	CANON FINANCIAL SERVICE	I-16787403A	30 -5652202	OPERATING SUP COPIER LEASE-ECON DEV DEP	081340	28.00
01-MC0134	MCALESTER MAIN STREET	I-122016-2015-2016	30 -5211353	MAIN STREET P CONTRACT- MCALESTER MAIN ST	081426	1,250.00
01-000133	OKLAHOMA SOUTHEAST, INC	I-47-3597793	30 -5652330	DUES & SUBSCR MEMBERSHIP DUES	081433	400.00
01-000275	OKLA DEPT OF COMMERCE	I-012017-#12248	30 -5211510	CDBG / EDIF D CDBG - EDIF CONT #12248	081435	282.50
01-P00450	PRIDE IN MCALESTER	I-122016-2015-2016	30 -5211352	MISC PRIDE IN CONTRACT-PRIDE IN MCALESTER	081441	2,500.00
01-R00260	RETAIL ATTRACTIONS LLC	I-8170	30 -5652302	CONSULTANTS CONSULTING SVS FEE	081443	2,500.00
01-T00231	THE SPECTRUM GROUP MEMB	I-11365	30 -5211361	DEFENSE CONSU CONSULTANT SVS-MDSA	081454	3,581.25
		I-11365	30 -5652343	2016 OSMPC GR CONSULTANT SVS-MDSA	081454	1,193.75
				FUND 30 ECONOMIC DEVELOPMENT	TOTAL:	11,735.50

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REGULAR DEPARTMENT PAYMENT REGISTER
PACKET : 14877 14883 14889 14890 14898 14902 14920
VENDOR SET: Mult
FUND : 33 CDBG GRANTS FUND

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VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-I00188	INFRASTRUCTURE SOLUTION					
		I-MC-16-11-02	33 -5971518	2016 CDBG PRO CONSULTANT FEE-CDBG	081413	5,810.00
				FUND 33 CDBG GRANTS FUND	TOTAL:	5,810.00

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-A00154	PROPHET EQUITY II-B	I-PRI1360688	35 -5862312	EQUIPMENT REN FLEET MAINT OFC RENTAL	081374	307.87
01-A00215	ADVANCE AUTO PARTS					
	C-8117635571201 CR	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	341.94-
	C-8117635571205 CR	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	13.67-
	C-8117636271405 CR	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	11.96-
	I-8117635471142	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	15.99
	I-8117635571196	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	502.07
	I-8117635571203	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	10.76
	I-8117635683501	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	48.15
	I-8117635771277	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	3.49
	I-8117635783513	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	11.96
	I-8117636271398	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	62.48
	I-8117636271400	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081375	190.01
01-B00150	BEALES GOODYEAR TIRES					
	I-1-33741	35 -5862203	REPAIRS & MAI	PARTS, ALIGNMENTS, ETC.	081382	171.80
	I-1-GS33495	35 -5862203	REPAIRS & MAI	PARTS, ALIGNMENTS, ETC.	081382	121.35
	I-1-GS33636	35 -5862317	EMERGENCY VEH	TIRES FOR POLICE VEHICLES	081382	2,228.00
	I-1-GS33740	35 -5862317	EMERGENCY VEH	TIRES FOR FIRE ENG #1	081382	1,842.60
01-F00305	FRONTIER EQUIP. SALES,					
	I-161216MCALE	35 -5862203	REPAIRS & MAI	PARTS FOR UTM-13	081402	167.41
01-G00490	GRISSOM IMPLEMENT INC					
	I-598322	35 -5862203	REPAIRS & MAI	MISC REPAIR ITEMS	081406	10.78
01-H00068	HAROLD'S EQUIPMENT, INC					
	I-61828	35 -5862203	REPAIRS & MAI	GEAR BOX-WTP	081408	2,269.14
01-J00310	JET TIRE SERVICE					
	I-117234	35 -5862203	REPAIRS & MAI	MISC TIRE REPAIRS	081414	53.95
01-K00190	YELLOWHOUSE MACHINERY C					
	I-205420	35 -5862203	REPAIRS & MAI	MISC REPAIR PARTS	081416	55.43
01-K00205	KIAMICHI AUTOMOTIVE WHO					
	I-036717	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081417	12.86
	I-036882	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081417	26.25
	I-036889	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081417	32.01
	I-037278	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081417	219.64
01-N00271	FREEDOM FORD INC					
	I-176506	35 -5862203	REPAIRS & MAI	MISC PARTS & SUPPLIES	081429	52.90
01-O00075	O'REILLY AUTO PARTS					
	C-0230-432785 CR	35 -5862203	REPAIRS & MAI	MISC REPAIR PARTS	081431	59.15-
	I-0230-430552	35 -5862203	REPAIRS & MAI	MISC AUTO PARTS	081431	19.59

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-000075	O'REILLY AUTO PARTS	continued				
	I-0230-431037	35	-5862203	REPAIRS & MAI MISC AUTO PARTS	081431	4.59
	I-0230-431298	35	-5862203	REPAIRS & MAI MISC AUTO PARTS	081431	17.66
	I-0230-431428	35	-5862203	REPAIRS & MAI MISC AUTO PARTS	081431	61.33
	I-0230-431724	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	245.94
	I-0230-432356	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	3.10
	I-0230-432520	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	275.56
	I-0230-432574	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	162.34
	I-0230-432767	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	73.39
	I-0230-432770	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	38.28
	I-0230-432774	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	40.11
	I-0230-432781	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	27.96
	I-0230-432858	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081431	2.87
	I-0230-433917	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081432	4.53
	I-0230-434227	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081432	8.77
	I-0230-434306	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081432	105.33
	I-0230-434314	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081432	3.86
01-R00471	ROBERTS AUTO SERVICE					
	I-1371	35	-5862203	REPAIRS & MAI BUMPER ASSEMBLY-UTM-12	081444	600.00
01-S00710	STANDARD MACHINE LLC					
	I-247953	35	-5862203	REPAIRS & MAI MISC REPAIRS	081450	10.70
	I-248023	35	-5862203	REPAIRS & MAI MISC REPAIRS	081450	10.00
	I-248029	35	-5862203	REPAIRS & MAI MISC REPAIRS	081450	113.00
01-W00195	WELDON PARTS INC.					
	I-1797770-00	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081465	37.60
	I-1799366-00	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081465	96.41
	I-1806266-00	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081465	20.23
	I-1806660-00	35	-5862203	REPAIRS & MAI MISC REPAIR PARTS	081465	96.41
				FUND 35 FLEET MAINTENANCE	TOTAL:	10,069.74

FUND	41	CIP FUND	TOTAL:	365,264.02
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REGULAR DEPARTMENT PAYMENT REGISTER
PACKET : 14877 14883 14889 14890 14898 14902 14920
VENDOR SET: Mult
FUND : 44 TECHNOLOGY FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-S00726	STAPLES ADVANTAGE					
		I-3323963045	44 -5225402	SOFTWARE & TE MISC COMPUTER SOFTWARE	081451	89.99
		I-3324571161	44 -5225402	SOFTWARE & TE MISC COMPUTER SOFTWARE	081451	99.99
		I-3324571162	44 -5225402	SOFTWARE & TE MISC COMPUTER SOFTWARE	081451	99.99
			FUND	44 TECHNOLOGY FUND	TOTAL:	289.97

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REGULAR DEPARTMENT PAYMENT REGISTER
PACKET : 14877 14883 14889 14890 14898 14902 14920
VENDOR SET: Mult
FUND : 46 STORMWATER FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-C00603	COLLINS WATERWORKS, LLC					
		I-PAY APP #1	46 -5871401	CAPITAL OUTLA DRAINAGE IMPROVEMENTS	081389	43,605.00
				FUND 46 STORMWATER FUND	TOTAL:	43,605.00
					REPORT GRAND TOTAL:	601,526.71

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
				ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2016-2017	01 -2105	COLLECTION AGENCY 25% (COU	6,770.68						
	01 -5101353	PITTSBURG EMERGENCY MGMT	4,166.67	50,000	20,833.31				
	01 -5101355	OIL-OK FOR INDEPENDENT LIV	2,000.00	24,000	12,000.00				
	01 -5210302	CONSULTANTS/LABOR RELATION	2,340.00	45,000	32,495.00				
	01 -5210331	EMPLOYEE TRAVEL & TRAININ	75.06	6,700	1,617.02				
	01 -5211202	OPERATING SUPPLIES	95.00	2,000	1,026.69				
	01 -5212308	CONTRACTED SERVICES	70.40	1,560	475.20				
	01 -5213335	COUNTY INCARCERATION EXPEN	9,328.00	45,000	7,184.00-	Y			
	01 -5213336	FEES	200.00	3,000	1,800.00				
	01 -5214302	CONSULTANTS	3,233.33	70,000	26,137.43				
	01 -5215202	OPERATING SUPPLIES	1,771.50	29,052	1,034.02				
	01 -5215302	CONSULTANTS	580.00	35,000	6,833.89				
	01 -5215312	EQUIPMENT RENTALS	443.82	27,205	2,405.00				
	01 -5215314	GAS UTILITY	541.89	28,200	24,443.08				
	01 -5215315	TELEPHONE UTILITY	462.70	38,000	13,886.14				
	01 -5215317	POSTAGE	750.00	10,000	893.14				
	01 -5225349	SOFTWARE MAINTENANCE	220.50	74,910	4,891.00-	Y			
	01 -5321202	OPERATING SUPPLIES	11.36	11,875	7,642.33				
	01 -5321308	CONTRACTED SERVICES	72.50	7,000	2,955.75				
	01 -5431202	OPERATING SUPPLIES	224.09	15,100	8,851.64				
	01 -5431203	REPAIRS & MAINT SUPPLIES	70.62	7,075	4,371.27				
	01 -5431207	CLOTHING ALLOWANCE	914.03	23,025	848.27				
	01 -5431316	REPAIRS & MAINTENANCE	22.50	8,325	3,371.50				
	01 -5431328	INTERNET SERVICE	125.90	2,351	1,217.90				
	01 -5431329	PROMOTIONAL	56.95	3,500	2,402.55				
	01 -5431331	EMPLOYEE TRAVEL & TRAININ	300.00	10,000	4,989.14				
	01 -5432202	OPERATING SUPPLIES	1,164.86	25,600	12,349.57				
	01 -5432308	CONTRACTED SERVICES	1,071.00	70,500	43,105.92				
	01 -5542203	REPAIRS & MAINT SUPPLIES	796.74	40,850	14,668.07				
	01 -5543203	REPAIRS & MAINT SUPPLIES	12.40	15,400	608.50				
	01 -5547328	INTERNET SERVICE	62.23	740	366.62				
	01 -5548203	REPAIRS & MAINTENANCE SUPP	286.35	36,500	5,966.09				
	01 -5548204	SMALL TOOLS	498.25	1,520	503.49				
	01 -5548308	CONTRACTED SERVICES-CLEANI	1,515.00	22,000	12,415.00				
	01 -5652330	DUES & SUBSCRIPTIONS	180.00	2,500	1,600.00				
	01 -5865218	STREET REPAIRS & MAINTENAN	8,538.59	235,000	19,464.39				
	01 -5865312	EQUIPMENT RENTALS	307.87	3,695	0.56				
	01 -5865328	INTERNET SERVICE	83.90	1,910	1,026.79				
	01 -5865404	STREET REPAIR PROJECT	25,000.00	320,047	286,411.60				
	02 -5216308	CONTRACTED SERVICES	1.70	0	350.00-	Y			
	02 -5216317	POSTAGE	1,344.27	32,000	15,401.98				
	02 -5216336	FEES	1,499.12	24,100	12,179.19				
	02 -5267301	AUDITING	14,500.00	20,518	6,018.00				
	02 -5267302	CONSULTANTS	14,510.00	27,521	1,686.00				
	02 -5267313	ELECTRIC UTILITY	443.47	423,835	236,409.79				

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
				ANNUAL	BUDGET	OVER	ANNUAL	BUDGET	OVER
				BUDGET	AVAILABLE	BUDG	BUDGET	AVAILABLE	BUDG
02	-5267314	GAS UTILITY	519.63	8,000	6,808.58				
02	-5267315	TELEPHONE UTILITY	1,435.50	109,575	54,826.01				
02	-5267323	DAMAGES	210.50	13,138	12,927.50				
02	-5267521	CDBG LOAN #8908	1,145.83	13,750	5,729.19				
02	-5864312	EQUIPMENT RENTALS	321.78	3,862	0.64				
02	-5871302	CONSULTANTS	10,744.32	100,000	3,899.52	Y			
02	-5973203	REPAIRS & MAINT SUPPLIES	1,751.35	40,500	10,406.41				
02	-5973304	LAB TESTING	71.22	32,100	8,137.89				
02	-5973316	REPAIRS & MAINTENANCE	2,116.63	22,800	7,075.01				
02	-5973401	CAPITAL OUTLAY	3,700.69	14,600	10,899.31				
02	-5975209	UTILITY MAINTENANCE SUPP.	2,891.03	84,000	9,194.49				
02	-5975218	STREET REPAIRS & MAINTENAN	1,126.00	95,000	15,737.63				
02	-5975235	WATER MAIN REPAIR	5,487.02	40,000	26,432.95				
03	-5876314	GAS UTILITY	98.69	450	203.64				
03	-5876511	FNB LOAN #119817 PAYMENTS	5,020.00	60,240	25,100.00				
08	-5549308	CONTRACT SERVICES	518.40	15,500	7,496.60				
08	-5549315	TELEPHONE UTILITY	287.26	4,610	2,278.54				
09	-5864365	ALFA ESCROW LIABILITY PAYM	3,476.00	24,000	8,000.00				
27	-5655214	TOURISM EXPENSE	1,000.00	34,500	25,709.89				
27	-5655317	ADVERTISING	1,770.98	30,000	22,566.66				
27	-5655318	PRINTING	71.00	15,000	4,637.13				
27	-5655340	OFFICE RENT	1,292.50	6,700	144.60	Y			
27	-5655352	MISC PRIDE IN MCALESTER	2,500.00	30,000	15,000.00				
27	-5655353	MAIN STREET PROGRAM	1,250.00	15,000	7,500.00				
28	-5654203	REPAIR & MAINT SUPPLIES	558.29	20,000	11,590.22				
28	-5654210	CONCESSION SUPPLIES	1,659.46	25,000	11,062.22				
28	-5654313	ELECTRIC UTILITY	36.30	72,000	37,970.02				
28	-5654316	REPAIRS & MAINTENANCE	4,288.10	35,000	19,785.65				
28	-5654317	ADVERTISING & PRINTING	2,000.00	6,000	267.00				
29	-5324315	TELEPHONE UTILITY	455.75	98,015	49,756.98				
29	-5324316	REPAIRS-MAINTENANCE	285.00	2,800	300.00				
30	-5211352	MISC PRIDE IN MCALESTER	2,500.00	30,000	15,000.00				
30	-5211353	MAIN STREET PROGRAM	1,250.00	15,000	7,500.00				
30	-5211361	DEFENSE CONSULTANT SERVICE	3,581.25	49,000	3,581.25	Y			
30	-5211510	CDBG / EDIF DURALINE LOAN	282.50	3,390	1,412.50				
30	-5652202	OPERATING SUPPLIES	28.00	4,000	3,608.75				
30	-5652302	CONSULTANTS	2,500.00	115,000	71,028.09				
30	-5652330	DUES & SUBSCRIPTIONS	400.00	8,500	7,195.00				
30	-5652343	2016 OSMPC GRANT-DEFENSE D	1,193.75	193,257	177,063.25				
33	-5971518	2016 CDBG PROJECT	5,810.00	173,398	150,098.00				
35	-5862203	REPAIRS & MAINTENANCE SUPP	5,691.27	226,845	111,463.38				
35	-5862312	EQUIPMENT RENTALS	307.87	0	3,694.47	Y			
35	-5862317	EMERGENCY VEHICLES	4,070.60	45,000	5,897.30	Y			
41	-5210480	CONTINGENCY	25,255.53	75,000	5,061.84				
41	-5652402	TRAILS GRANT PROJECT	1,200.00	77,229	19,715.17				

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====	=====GROUP BUDGET=====
				ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	41 -5862401	CAPITAL OUTLAY	5,695.70	66,985	27,115.10
	41 -5865510	LEASE PAYMENTS	8,361.80	101,825	45,945.30
	41 -5975401	WATER TOWER CAPITAL PROJEC	324,750.99	325,000	249.01
	44 -5225402	SOFTWARE & TECHNOLOGY UPDA	289.97	50,000	35,475.05
	46 -5871401	CAPITAL OUTLAY	43,605.00	223,584	83,784.00
	** 2016-2017 YEAR TOTALS **		601,526.71		

NO ERRORS

** END OF REPORT **

FUND	PERIOD	AMOUNT
01	1/2017	74,364.69
02	1/2017	63,820.06
03	1/2017	5,118.69
05	1/2017	0.00
08	1/2017	805.66
09	1/2017	3,476.00
11	1/2017	0.00
16	1/2017	0.00
24	1/2017	0.00
26	1/2017	0.00
27	1/2017	7,884.48
28	1/2017	8,542.15
29	1/2017	740.75
30	1/2017	11,735.50
32	1/2017	0.00
33	1/2017	5,810.00
35	1/2017	10,069.74
36	1/2017	0.00
38	1/2017	0.00
41	1/2017	365,264.02
42	1/2017	0.00
44	1/2017	289.97
46	1/2017	43,605.00
		601,526.71
		601,526.71



McAlester City Council

AGENDA REPORT

Meeting Date: January 10, 2017 **Item Number:** Consent Agenda B
Department: Community & Economic Development **Account Code:** _____
Prepared By: Leroy Alsup, Director **Budgeted Amount:** _____
Date Prepared: January 3, 2017 **Exhibits:** 1

Subject

Concur with the Mayor's appointment of Justin Few, 1423 Timber Lane to a new three-year term on the Board of Adjustment to expire on March 31, 2020. (*John Browne, Mayor*)

Recommendation

Concur with the Mayor's appointment of Justin Few, 1423 Timber Lane to a new three-year term on the Board of Adjustment to expire on March 31, 2020. (*John Browne, Mayor*)

Discussion

2017 Board of Adjustment Appointments

Appointment			Proposed Appointments recommended by Chairman Emmons	
Name	Term Expiration		Name	Term Expiration
Justin Few	March 31, 2017	Wants to continue	Justin Few	March 31, 2020

Balance of Existing Board of Adjustment Members

Mark Emmons-Chairman	March 31, 2019			
Susan Kanard	March 31, 2019			
Chris Taylor	March 31, 2019			
Karen Stobaugh	March 31, 2018			

- ▶ Three- Year Appointments
- ▶ Shall be citizens of the City
- ▶ Not less than two members shall be appointed from the membership of the Planning Commission.

Attachments: Justin Few Bio.

Approved By

		Initial	Date
Department Head	L. Alsup	LA	01/03/2017
City Manager	P. Stasiak		

Justin Few is from and resides in McAlester Oklahoma. There he has worked as a landman for the last 12 years and is the owner of Few Energy Consulting Inc. Justin is a graduate of Haileyville High School, Eastern Oklahoma State College with an Associate's degree in Computer Science, and Southeastern Oklahoma State University with a Bachelor's degree in Communication. He has served as President of Pride in McAlester since 2011, a member of the McAlester Planning Commission since 2012, a member of Rotary Club of McAlester, a member of the Eastern Oklahoma State College Foundation Board, and Ignite McAlester. His accomplishments include the 2013 Keep Oklahoma Beautiful Affiliate Champion, and the 2014 Oklahoma Magazine's 40 under 40, and the 2014 Eastern Oklahoma State College Young Alumnis. Justin has a passion for the environment and the beautification and growth of McAlester. He has been married to his college sweetheart Lori for 11 years and they have one son, Noah.



McAlester City Council

AGENDA REPORT

Meeting Date: January 10, 2017
Department: Community & Economic Development
Prepared By: Leroy Alsup, Director
Date Prepared: January 3, 2017

Item Number: Consent Agenda C
Account Code:
Budgeted Amount:
Exhibits: 4

Subject

Concur with the Mayor's appointment of Mark Emmons, 1701 Boardwalk Avenue : Justin Few, 1423 Timber Lane; Chris Taylor, 108 Saunier Way; and Anthony (Tony) Korp, 601 Lampton Lane to new three-year terms on the Planning Commission to expire on May 31, 2020. (*John Browne, Mayor*)

Recommendation

Concur with the Mayor's appointment of Mark Emmons, : Justin Few, 1423 Timber Lane; Chris Taylor, 108 Saunier Way; and Anthony (Tony) Korp, 601 Lampton Lane to new three-year terms on the Planning Commission to expire on May 31, 2020. (*John Browne, Mayor*)

Discussion

2017 Planning Commission Appointments

Appointments			Proposed Appointments Recommended by Chairman Emmons	
Name	Term Expiration		Name	Term Expiration
Mark Emmons, Chair	May 31, 2017	Wants to Continue	Mark Emmons	May 31, 2020
Justin Few	May 31, 2017	Wants to Continue	Justin Few	May 31, 2020
Chris Taylor	May 31, 2017	Wants to Continue	Chris Taylor	May 31, 2020
Tony Korp	May 31, 2017	Wants to Continue	Tony Korp	May 31, 2020

Balance of Existing Planning Commission Members

Primus Moore, Vice Chair	May 31, 2018			
Carl Gullick	May 31, 2018			
Karl Scifres	May 31, 2018			
Karen Stobaugh	May 31, 2018			
Susan Kanard	May 31, 2019			
Steve Cox	May 31, 2019			
Frank Phillips	May 31, 2019			

- ▶ Three-Year Terms of Appointment
- ▶ Shall be residents of the City

Attachments: Mark Emmons, Justin Few, Chris Taylor and Tony Korp Bios.

Approved By

Initial

Date

Department Head

L. Alsup

LA

01/03/2017

City Manager

P. Stasiak

Mark Emmons

February 18, 2016

Graduate of McAlester High School and East Central University.

Local business owner and community supporter for more than 36 years.

Member of Planning Commission since 1989 (Chairman for more than 10 years).

Member of Board of Adjustment for more than 10 years (Currently serving as Chairman).

Justin Few is from and resides in McAlester Oklahoma. There he has worked as a landman for the last 12 years and is the owner of Few Energy Consulting Inc. Justin is a graduate of Haileyville High School, Eastern Oklahoma State College with an Associate's degree in Computer Science, and Southeastern Oklahoma State University with a Bachelor's degree in Communication. He has served as President of Pride in McAlester since 2011, a member of the McAlester Planning Commission since 2012, a member of Rotary Club of McAlester, a member of the Eastern Oklahoma State College Foundation Board, and Ignite McAlester. His accomplishments include the 2013 Keep Oklahoma Beautiful Affiliate Champion, and the 2014 Oklahoma Magazine's 40 under 40, and the 2014 Eastern Oklahoma State College Young Alumnis. Justin has a passion for the environment and the beautification and growth of McAlester. He has been married to his college sweetheart Lori for 11 years and they have one son, Noah.

Christopher Taylor

Bio:

Happily married to Sonja Taylor for over 37 years. Father of five children all of them graduates of McAlester High School. Proud Grandparent with five grandchildren. A resident of McAlester since October 1985. Servant of Jesus and Lakewood Christian Church, Former Scout Master, Boys & Girls Club Coach, and Pittsburg County Small Claims Court Mediator. Currently a private business owner.

A Veteran, having served in the USAF, from 1973-1983, then went to Federal Aviation Administration. Retired from FAA as member of Management at McAlester Automated Flight Service Station in 2005.

Worked for Lockheed Martin as member of Management both in McAlester and Ft. Worth until retirement in 2010.

Past President of McAlester Main Street Board the past two years. McAlester Main Street Board member for over three years.

I love the people of McAlester and desire to make the community a place for better relationships between the citizens and visitors through active participation in businesses, organizations, and events.

Dear McAlester Planning Commission,

My name is Anthony (Tony) Korp. I have been a full time resident of the city of McAlester since 1996. I recently purchased a home at 601 Lampton Lane which I reside. During this time I have worked for Berry Plastics for nine years and currently for Klamichi Technology Center as the Industrial Coordinator for ten years. As the Industrial Coordinator I work with all the industry in the McAlester area and have seen many changes, from new businesses, growth, to closings. It is always difficult to see people lose their jobs and livelihood. That is why it is important to me for businesses to prosper. For this to happen takes a lot of work and support. Therefore I have participated in various organizations board member of M Power (former economic development for the city), March of Dimes, Make a Difference, Arthritis Foundation, and current Junior Sunbelt Classic Host Captain and Sertoma Club Chairman of the board.

I believe that I have a lot to offer to the city and would like to be involved in its progress toward the future.



McAlester City Council

AGENDA REPORT

Meeting Date:	<u>January 10, 2017</u>	Item Number:	<u>Consent Agenda D</u>
Department:	<u>City Council</u>	Account Code:	<u></u>
Prepared By:	<u>Joe Ervin, City Attorney</u>	Budgeted Amount:	<u></u>
Date Prepared:	<u>January 3, 2017</u>	Exhibits:	<u>2</u>

Subject

Consider and act upon, approval of a lease and contract by and between the Board of the Pittsburg County Regional Expo Authority and the City of McAlester.

Recommendation

Approve and authorize the Mayor to sign the lease and contract.

Discussion

Consider and act to approve a lease and contract by and between the Board of the Pittsburg County Regional Expo Authority and the City of McAlester for use as an archery park and related activities operated by the City of McAlester.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Head		
City Manager	P. Stasiak	

LEASE AND CONTRACT

THIS AGREEMENT, entered in this _____ day of _____, 20____, by and between the Board of the Pittsburg County Regional Expo Authority, PARTY OF THE FIRST PART, and the City of McAlester, Oklahoma, a Municipal Corporation, PARTY OF THE SECOND PART, the terms and conditions of which are as follows to-wit:

1. That the PARTY OF THE FIRST PART, for and in consideration of the sum of One Dollar and other good and valuable considerations and in consideration of the covenants and agreements hereinafter contained, does hereby demise, lease and let unto the PARTY OF THE SECOND PART the following described real estate situated in Pittsburg County, Oklahoma.

Legal Description attached as Exhibit "A"

2. It is further agreed by and between the parties that this lease shall be for a period of twenty (20) years from the date of the execution of this agreement, subject to the provision hereinafter contained for prior termination of this agreement.
3. It is mutually understood and agreed that the lands, herein leased shall be for the intended purpose for use as an archery park and related activities by the lessee which shall be operated by the City of McAlester, Oklahoma. It is further agreed that if for a period of twelve (12) months, or longer, said PARTY OF THE SECOND PART, fails to use such property for such use and related activities, that this lease shall be at an end and cancelled, and the property shall revert back to the PARTY OF THE FIRST PART.
4. It is further understood that the PARTY OF THE SECOND PART shall provide scheduling of the use of the facilities.
5. It is further understood and agreed that during the term of this lease said premises shall be under the exclusive jurisdiction of the PARTY OF THE SECOND PART and that the PARTY OF THE SECOND PART will hold harmless PARTY OF THE FIRST PART from any and all claims, liens, demands, and lawsuits by reason it's the negligence or use of said premises and in the event that any suit is brought naming PARTY OF THE FIRST PART as a party defendant by reason of injury or damage to any person or property and that THE PARTY OF THE SECOND PART shall provide proof of liability insurance in the amount currently provided in the Governmental Torts Claim Act, Title 51, Okl. Stat. Secs. 151 et seq.
6. It is also agreed that the maintenance of the property and any equipment, buildings, or improvements located on said premises and of the land hereby leased shall be the sole responsibility of the PARTY OF THE SECOND PART and who will keep said premises clean and will maintain said premises in an acceptable and sanitary manner. The PARTY OF THE SECOND PART shall arrange for and pay for all utility cost related to the facilities herein leased.

7. It is further agreed that the PARTY OF THE SECOND PART will not at any time, without the permission in writing of the PARTY OF THE FIRST PART, cut down any trees on said land and will not sell or remove any sand, gravel, soil, or minerals of any kind and will not in any way commit waste upon said premises.

Any improvements to the leased property which are made and paid for by the PARTY OF THE SECOND PART, or which may be made in the future shall be owned and remain the property of the PARTY OF THE SECOND PART and shall continue under its exclusive dominion and control, subject to the provisions of this agreement. If the PARTY OF THE SECOND PART abandons or fails to use the premises for twelve (12) months, the lease is cancelled, and the premises with improvements will revert to the PARTY OF THE FIRST PART.

8. It is further agreed that the violation of any of the conditions and covenants herein contained by the PARTY OF THE SECOND PART shall, except as herein above indicated, entitle the PARTY OF THE FIRST PART to re-enter said lands and take the quiet and peaceable possession thereof and will entitle the PARTY OF THE FIRST PART to terminate this lease. Provided, this provision shall not apply until PARTY OF THE FIRST PART shall first give PARTY OF THE SECOND PART written notice of the violation and a reasonable time to correct the same not to exceed sixty (60) days.

BOARD OF THE PITTSBURG COUNTY
REGIONAL EXPO AUTHORITY,
PARTY OF THE FIRST

BY _____

ATTEST:

CLERK

CITY OF MCALESTER,
PARTY OF THE SECOND PART

BY _____
JOHN BROWNE, MAYOR

ATTEST:

CORA MIDDLETON, CITY CLERK

LEGAL DESCRIPTION FOR LEASE PROPERTY FOR NEW ARCHERY SITE

A tract, piece or parcel of land in the SE/4 of Section 34, Township 6 North, Range 14 East, Pittsburg County, State of Oklahoma, more particularly described as follows:

Commencing at the SE corner of the SE/4 of Section 34; thence North along the East line of the SE/4 of Section 34 a distance of 200.00 feet; thence West parallel to the South line of the SE/4 of Section 34 a distance of 230.00 feet to the POINT OF BEGINNING; thence West parallel to the South line of the SE/4 of Section 34 a distance of 400.00 feet; thence North a distance of 600.00 feet; thence East parallel to the South line of the SE/4 of Section 34 a distance of 400.00 feet; thence South a distance 600.00 feet to the POINT OF BEGINNING, said parcel of land containing 5.5 acres more or less.



McAlester City Council

AGENDA REPORT

Meeting Date: January 10, 2017 Item Number: Consent Agenda E
Department: _____
Prepared By: Peter Stasiak, City Manager Account Code: _____
Date Prepared: January 3, 2017 Budgeted Amount: _____
Exhibits: 2

Subject

Consider and act upon, authorization of payment to Infrastructure Solutions Group, LLC, Invoice MC-15-02A-06, in the amount of \$10,078.00 for Professional Services related to Washington Avenue Pavement Reconstruction Project and funded through the McAlester Public Works Authority Construction Fund Series 2014 Project Account.

Recommendation

Motion to approve payment to Infrastructure Solutions Group, LLC, Invoice MC-15-02A-06, in the amount of \$10,078.00 for Professional Services related to Washington Avenue Pavement Reconstruction Project.

Discussion

Approved By

	<i>Initial</i>	<i>Date</i>
Department Head		
City Manager	P. Stasiak	

SCHEDULE "D"

THE MCALESTER PUBLIC WORKS AUTHORITY

PAYMENT REQUISITION
SERIES 2014 PROJECT ACCOUNT

THE MCALESTER PUBLIC WORKS AUTHORITY CONSTRUCTION FUND

FROM: Trustees of The McAlester Public Works Authority

TO: BancFirst

DATE: December 30, 2016

Pursuant to the provisions the Series 1999 Revenue Bond Indenture dated as of May 1, 1999, as heretofore supplemented and amended by a Series 2002 Revenue Bond Indenture dated as of July 1, 2002, as supplemented and amended by a Series 2012 Supplemental Note Indenture dated as of December 1, 2012, as further supplemented and amended by a Series 2013 Supplemental Note Indenture dated as of June 1, 2013, and as further supplemented and amended by a Series 2014 Supplemental Note Indenture dated as of May 1, 2014 (collectively, the "Indenture"), all by and between The McAlester Public Works Authority and BancFirst, as Trustee, you are directed to pay Creditor from the Series 2014 Project Account within the Construction Fund of said Authority as indicated below, the amounts shown for the purposes set forth in this Requisition.

Infrastructure Solutions Group, LLC

800482036

CREDITOR

TRUST NO.

719 S. George Nigh Expressway

MAILING ADDRESS

Professional Services

Invoice: MC-15-02A-06

ITEM

ITEM NO.

December 28, 2016

Washington Ave. Pavement Reconstruction

\$10,078.00

DATE

PURPOSE

AMOUNT

AUTHORIZATION AND CERTIFICATE OF CITY MANAGER/CHAIRMAN

With reference to the above requisition, the undersigned certifies:

1. The above requisition is approved.
2. Each obligation therein has been properly incurred and is now due and unpaid and that insofar as such obligation was incurred for work, materials, equipment or supplies, such work was actually

performed, and such materials, equipment or supplies were actually installed or delivered to or for the Project as evidenced by the certificate of the supervising architect or engineer or other appropriate certification.

3. That obligations in the stated amounts have been incurred by the Authority and that each item is a proper charge against the Construction Fund and has not been paid.

4. That there has not been filed with or served upon the Authority, notice of any lien, right to lien, or attachment upon, or claim affecting the right of any such persons, firms or corporations to receive payment of, the respective amounts stated in this requisition which has not been released or will not be released simultaneously with this payment.

5. That such requisition contains no item representing payment on account of any retained percentages which the Authority is at the date of such certificate entitled to retain.

THE MCALESTER PUBLIC WORKS AUTHORITY



City Manager or Chairman

Date: December 30, 2016

Date Approved: _____

Date Paid: _____

Authorized Officer

Submit in triplicate:

1 to Trustee Bank

1 to Authority

1 to City



December 28, 2016

City of McAlester
Attn: Pete Stasiak – City Manager
P.O. Box 578
McAlester, Ok 74502

In Reference To: Washington Street Reconstruction
Invoice # MC-15-02A-06

Dear Mr. Stasiak:

Please find attached the invoice for Engineering Services for the above referenced project. Please process this invoice for payment at your earliest convenience. If you have any questions please do not hesitate to let us know.

Please mail all payments to Infrastructure Solutions Group, LLC's McAlester office at the following address:

**Infrastructure Solutions Group, LLC
719 S. George Nigh Expressway
McAlester, OK 74501**

Sincerely,

Infrastructure Solutions Group, LLC

Robert Vaughan, P.E.
Branch Manager

Enclosure

RV/dv



INVOICE SUBMITTED TO:

December 31, 2016

City of McAlester
PO Box 578
McAlester, OK 74502-0578

Invoice # MC-15-02A-06

In Reference To: Washington Street Reconstruction
Construction Management and Resident Project Representative

CONSTRUCTION MANAGEMENT – \$8,600.00 95% Complete	\$ 8,170.00
RESIDENT PROJECT REPRESENTATIVE - \$55,000.00 Hourly, See Attached	<u>\$ 47,440.00</u>
TOTAL SERVICES BILLED TO DATE	\$ 55,610.00
LESS PREVIOUSLY INVOICED	<u>-\$ 45,532.00</u>
<u>TOTAL DUE THIS INVOICE</u>	<u>\$ 10,078.00</u>

All invoices are payable within 15 days of receipt. Please send payments to

**Infrastructure Solutions Group, LLC
719 S. George Nigh Expressway
McAlester, OK 74501**



McAlester City Council

AGENDA REPORT

Meeting Date: January 10, 2017 **Item Number:** 1
Department: Community & Economic Development **Account Code:** _____
Prepared By: Leroy Alsup, Director **Budgeted Amount:** _____
Date Prepared: January 3, 2017 **Exhibits:** 11

Subject

Consider and act upon, an Ordinance amending the general zoning ordinance and accompanying map thereto known as General Zoning Ordinance No. 1843 (1989), by changing the classification of the zoning district for all of Lots 1, 2, 3, 4, 5, 6, and 7, in Block 10; and Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, in Block 27; and the Alley running through Block 10; and the Alley running through Block 27; and All that part of the Westerly 20 feet of East Street lying South of Electric Avenue, formerly known as Gene Stipe Boulevard, and North of the Center Line of Buchanan Avenue; and All that part of Lincoln Avenue lying East of Strong Boulevard and West of East Street; and All that part of the Northerly 40 feet of Buchanan Avenue lying East of Strong Avenue and West of East Street; in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation District

Recommendation

Motion to act upon and approve the above Ordinance changing the classification of the zoning district for the property identified in the Ordinance from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation District and authorizing the Mayor to sign the ordinance.

Discussion

The applicant is requesting a zoning change for the subject property from R1-B Single-Family Residential District to R-2 Two-Family Dwelling (Duplex) District. The McAlester Planning and Zoning Commission met on November 15, 2016 and voted (7 Yes to 0 No) to recommend that the applicant's rezoning request be approved as presented.

The R-2 two-family dwelling (duplex) district zoning is not markedly or substantially different in intensity or use from the existing R-1B single-family residential district zoning in the surrounding area. 2. Approval of the applicant's request to rezone the property at 2008 N 4th Street to the R-2 two-family dwelling (duplex) zoning district would not be detrimental to the surrounding area. The infill development of this property with a single-family or a two-family (duplex) residential dwelling would be a public benefit in lieu of the property remaining a vacant lot in the future.

The following documents are attached for your reference:

1. Draft Minutes of the 12-20-2016 Planning Comm Mtg	7. Area of Request Map with Area Zoning shown
2. Draft Ordinance	8. Notice to Property Owners within 300 feet
3. Planning and Zoning Staff Report	9. Proof of Publication of Notice in Newspaper
4. Application	10. Picture of Sign Posted on Property
5. Abstractor's Certificate	11. Sec 62-205 C-5 highway commercial district
6. Site Location Map	

Approved By

Initial

Date

Department Head

L. Alsup

LA

01/03/2017

City Manager

P. Stasiak

P/S

1-5-17

McAlester Planning Commission Minutes
Tuesday, December 20, 2016 Meeting
City Council Chambers
6:30 PM

DRAFT

Item 1 Call to Order and Roll Call

Chairman Mark Emmons called the meeting to order at 6:30 P.M. Roll was called and a quorum was present.

Commissioners Present: 6

Steve Cox	Mark Emmons	Carl Gullick	Tony Korp
Frank Phillips	Karl Scifres		

Commissioners Absent: 5

Justin Few	Susan Kanard	Primus Moore	Chris Taylor
Karen Stobaugh			

Item 2 Approval of the Minutes from November 15, 2016

A motion made by Commissioner Gullick was seconded by Commissioner Cox to approve the November 15, 2016 Regular Meeting Minutes. The vote was taken.

The vote was 6-0

AYE: Scifres, Cox, Phillips, Gullick, Korp, Emmons

NAY: None

The motion carried.

GENERAL BUSINESS:

Item 3 Public Hearing: Discussion and action on P.C. #410, a request to rezone Lots 1, 2, 3, 4, 5, 6, and 7, in Block 10; and Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, in Block 27; and The Alley running through Block 10; and The Alley running through Block 27; and All that part of the Westerly 20 feet of East Street lying South of Electric Avenue, formerly known as Gene Stipe Boulevard, and North of the Center Line of Buchanan Avenue; and All that part of Lincoln Avenue lying East of Strong Boulevard and West of East Street; and All that part of the Northerly 40 feet of Buchanan Avenue lying East of Strong Avenue and West of East Street; in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma, located at 1300 E Electric Avenue from H-1 Health Facilities District to either I-1 Light Industrial District or C-5 Highway Commercial and Commercial Recreation District.

Chairman Emmons opened the item for discussion at 6:31 PM. Leroy Alsup, Director of the Community and Economic Development Department, presented the staff report to the Commission and it is hereby incorporated in the minutes by reference. Mr. Alsup reported that Bemac Supply-Union Iron Works sells HVAC and plumbing parts, fixtures and tools to professionals and homeowners. This type of business is neither a permitted use nor a use permitted after review in the H-1 health facilities zoning district. This type of business is a permitted use in the C-5 highway commercial and commercial recreation zoning district. The applicant's property under consideration for rezoning does meet the C-5 zoning area regulations. Property along East Electric Avenue is zoned a mix of R-2 two-family dwelling

district; C-2 neighborhood convenience district; C-4 restricted commercial district; C-5 highway commercial/recreation district; and H-1 health facilities district. The City Community and Economic Development Staff recommended the approval of the applicants request to rezone the property from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation District

Chairman Emmons asked if the applicant had anything to add. Mr. Fred Ettner, the applicant, came forward and stated he appreciated the consideration of his application and either zoning of C-5 or I-1 was acceptable to him. Commissioner Phillips asked what direction the development would face. Mr. Ettner responded that it would face Electric Avenue with some wraparound of the retail towards Strong Boulevard. There were no other questions. Chairman Emmons asked if anyone in the audience wished to speak for or against the application. No one came forward to speak.

Chairman Emmons closed the public hearing at 6:34 PM and called for a motion. A motion was made by Commissioner Gullick to approve the request to rezone from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation district. The motion was seconded by Commissioner Cox. Chairman Emmons asked for discussion by the Commission. Commissioner Phillips inquired about responses to the notices. Mr. Alsup stated there were no adverse responses, only one property owner called to clarify that it did not rezone their property. There were no other comments. The vote was taken.

The vote was 6-0

AYE: Cox, Phillips, Gullick, Korp, Scifres, Emmons

NAY: None

The motion carried.

Item 4 Discussion on 2017 Planning Commission and Board of Adjustment appointments.

Mr. Alsup specified the members due for re-appointments in 2017. Mr. Alsup noted that two members were not in attendance but he would contact them at a later time. Chairman Emmons confirmed his interest for reappointment. Commissioner Korp confirmed his interest as well. Chairman Emmons asked if anyone else wished to comment. No other comments were made. Chairman Emmons closed the discussion on the matter.

Item 5 Discussion on Request for Proposal (RFP) for 1996 Comprehensive Plan Update

Leroy Alsup stated he planned to have the RFP available to the Commission the first week of January for comments and, that once comments were back, the RFP would be sent to a list of firms who have done updates in Oklahoma. Mr. Alsup indicated that proposals would then be in by February. Chairman Emmons asked if anyone else wished to comment. No other comments were made. Chairman Emmons closed

the discussion on the matter.

Item 6 New Business

There was no new business.

Item 7 Staff Report

There was no Staff Report.

Item 8 Commission Report

There was no Commission Report.

Item 9 Adjournment

A motion made by Commissioner Scifres was seconded by Commissioner Phillips to adjourn the meeting at 6:39 PM. There was no objection. The motion carried.

The vote was 6-3

AYE: Phillips, Gullick, Korp, Scifres, Cox, Emmons

NAY: None

The motion carried.

Approved:

Planning Commission Chairman

Date

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GENERAL ZONING ORDINANCE AND ACCOMPANYING MAP THERETO KNOWN AS GENERAL ZONING ORDINANCE NO. 1843 (1989), BY CHANGING THE CLASSIFICATION OF THE ZONING DISTRICT FOR ALL OF LOTS 1, 2, 3, 4, 5, 6, AND 7, IN BLOCK 10; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, IN BLOCK 27; AND THE ALLEY RUNNING THROUGH BLOCK 10; AND THE ALLEY RUNNING THROUGH BLOCK 27; AND ALL THAT PART OF THE WESTERLY 20 FEET OF EAST STREET LYING SOUTH OF ELECTRIC AVENUE, FORMERLY KNOWN AS GENE STIPE BOULEVARD, AND NORTH OF THE CENTER LINE OF BUCHANAN AVENUE; AND ALL THAT PART OF LINCOLN AVENUE LYING EAST OF STRONG BOULEVARD AND WEST OF EAST STREET; AND ALL THAT PART OF THE NORTHERLY 40 FEET OF BUCHANAN AVENUE LYING EAST OF STRONG AVENUE AND WEST OF EAST STREET; IN THE CITY OF MCALESTER, FORMERLY SOUTH MCALESTER, PITTSBURG COUNTY, STATE OF OKLAHOMA FROM H-1 HEALTH FACILITIES DISTRICT TO C-5 HIGHWAY COMMERCIAL AND COMMERCIAL RECREATION 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:

Changing the classification of the zoning district for all of Lots 1, 2, 3, 4, 5, 6, and 7, in Block 10; and Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, in Block 27; and the Alley running through Block 10; and the Alley running through Block 27; and All that part of the Westerly 20 feet of East Street lying South of Electric Avenue, formerly known as Gene Stipe Boulevard, and North of the Center Line of Buchanan Avenue; and All that part of Lincoln Avenue lying East of Strong Boulevard and West of East Street; and All that part of the Northerly 40 feet of Buchanan Avenue lying East of Strong Avenue and West of East Street; in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation 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 _____ 2017.

CITY OF MCALESTER, OKLAHOMA
A Municipal Corporation

ATTEST:

By _____
John Browne, Mayor

Cora Middleton, City Clerk

Approved as to form and legality this _____ day of _____ 2016.

By _____
William J. Ervin, City Attorney



City of McAlester

Community & Economic Development

1st & Washington • P.O. Box 578 • McAlester, OK 74502 • (918) 423-9300

PLANNING COMMISSION STAFF REPORT- PC Case #410 December 20, 2016

To: McAlester Planning Commission
From: Leroy D. Alsup, Community and Economic Development Director
Jayme Clifton, Planning Technician/Executive Assistant
Date: December 13, 2016

Case: PC #410 Request to Rezone

Applicant: Union Ironworks, Inc.
Zoning District: H-1 Health Facilities District
Location: 1300 E Electric Avenue, McAlester, Oklahoma
Legal Description: Lots 1, 2, 3, 4, 5, 6, and 7, in Block 10; and Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, in Block 27; and The Alley running through Block 10; and The Alley running through Block 27; and All that part of the Westerly 20 feet of East Street lying South of Electric Avenue, formerly known as Gene Stipe Boulevard, and North of the Center Line of Buchanan Avenue; and All that part of Lincoln Avenue lying East of Strong Boulevard and West of East Street; and All that part of the Northerly 40 feet of Buchanan Avenue lying East of Strong Avenue and West of East Street; in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma.

General Description:

Applicant is requesting change in zoning from H-1 Health Facilities District to either I-1 Light Industrial District or C-5 Highway Commercial and Commercial Recreation District.

General Notifications:

Posting of Sign on Property	December 2, 2016
Publication in McAlester News Capital	December 4, 2016

Notification to Property Owners within 300 Feet:

Property Owners within 300 feet	16 (<i>Mailed on December 1, 2016</i>)
Notification receipts received	12
Notification Returned Unclaimed	2
Notifications Still Out	2

Leroy Alsup- Director
(918) 423-9300 ext.4951

Kirk Ridenour- Economic Development Manager
(918) 423-9300 ext.4982

Jayme Clifton- Executive Asst./Planning Tech
(918) 423-9300 ext. 4984

James Schulz- Code Enforcement Inspector
(918) 423-9300 ext. 4986

George Estrada- Building Inspector
(918) 423-9300 ext. 4985

Jim Roberts – Plumbing & Electrical Inspector
(918)423-9300 ext 4987

Attachments:

Application
Abstractor's Certificate
Site Location Map
Area of Request Map with Area Zoning Shown
Notice to Property Owners within 300 feet
Proof of Publication of Notice in Newspaper
Picture of Sign Posted on Property
Sec 62-129 (Zoning) Amendments – Excerpt
Sec 62-205 C-5 highway commercial and commercial recreation district
Sec 62-207 I-1 light industrial district
Sec 62-209 H-1 health facilities districts

Background Information:

Sec. 62-205. C-5 highway commercial and commercial recreation district.

- (a) General description. This general commercial district is established as a district in which the principal use of land is for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements and service establishments which may serve the entire community but do not and should not locate in the central business district or the neighborhood convenience district.
- (b) Uses permitted: (*Excerpt*)
 - (1) Any use permitted in the C-1, C-2, C-3 or C-4 commercial districts.
 - (2) Additional uses include:
 - f. Building material store-retail and wholesale.
 - gg. Wholesale distributing center.

Sec. 62-207. I-1 light industrial district.

- (a) General description. The purpose of the I-1 light industrial district is to provide a location for industries which do not by their nature create nuisances. The intent is to preserve this land for industry in a location beneficial to industries and to prohibit nonindustrial uses. Because of the traffic generated and other objectionable influences created in this district, it is necessary to provide a buffer or setback area between this district and any other zoning district except I-2.
-

Staff Analysis:

Bemac Supply-Union Iron Works sells HVAC and plumbing parts, fixtures and tools to professionals and homeowners.

This type of business is neither a permitted use nor a use permitted after review in the H-1 health facilities zoning district. This type of business is a permitted use in the C-5 highway commercial and commercial recreation zoning district. The applicant's property under consideration for rezoning does meet the C-5 zoning area regulations.

Property along East Electric Avenue is zoned a mix of R-2 two-family dwelling district; C-2 neighborhood convenience district; C-4 restricted commercial district; C-5 highway commercial/recreation district; and H-1 health facilities district.

Staff Recommendation:

The City Community and Economic Development Staff recommend the approval of the applicants request to rezone the property described herein from H-1 Health Facilities District to C-5 Highway Commercial and Commercial Recreation District

Appeal Language if Rezoning Request Not Approved by Planning Commission

Sec. 62-129 (g) If the planning commission fails to set up a petition for amendment for public hearing within 30 days after its proper filing with the planning commission at a regular scheduled meeting; or if after public hearing, the planning commission fails to recommend that this article be amended in accordance with such petition for amendment, such failure shall be deemed the final determination and decision of the planning commission. The final determination of the planning commission may be appealed to the city council provided a written request for a hearing before the city council is served on the chairman of the planning commission within 15 days after the final determination of the planning commission.

FOR OFFICE USE ONLY

NOV 22 2016

Received

- CITY OF McALESTER, OKLAHOMA -

APPLICATION FOR ZONING, REDISTRICTING
AND PERMISSIVE USEDATE 11/22/2016APPLICATION NUMBER PC #410A filing fee of 500.00 ~~300.00~~ ^{was} ~~has been~~ paid. on 11/28/16PROCEDURE

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: ALL OF BLK 10 & ALL OF BLK 27 SO McALESTER
& THE VAC ALLEYS LYING IN SAID BLKS & ALL THAT PT EAST
ST LYG SO OF ELECTRIC AVE & N OF SOUTH LN
OF BUCHANAN AVE; ALL THAT PT LINCOLN AVE LYING EAST
STRONG AVE & W EAST ST

LOCATION OR ADDRESS OF PROPERTY: 1300 E. ELECTRIC AVE. (ELECTRIC & STRONG)

THE PROPERTY REQUESTED TO BE REZONED IS OWNED BY:

NAMEADDRESS

- A. UNION IRON WORKS INC. PO BOX 70 McALESTER, OK 74502
B. _____
C. _____
D. _____

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

FROM: H-1 TO: I-1 or C-5

FRONTAGE IN FEET:
FRONT 305'
BACK 541'

DEPTH IN FEET:
763'

TOTAL SQUARE FEET:
314,186

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

3. 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 #

Fred W. Etker

PO BOX 70 MCALESTER, OK 74502 (918) 423-4194

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

PROPOSED USE TO BE: WHOLESALE DISTRIBUTION WITH SHOWROOM

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	_____	_____

5. 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 _____

PIONEER ABSTRACT COMPANY

Of McAlester, Inc.
101 E. Carl Albert Pkwy.
McAlester, Oklahoma 74501
918-423-0817

Community & Economic
Development Department

NOV 22 2016

Received

CERTIFICATE

**Lots 1, 2, 3, 4, 5, 6 and 7, in Block 10; and
Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, in Block 27; and
The Alley running through Block 10; and
The Alley running through Block 27; and
All that part of the Westerly 20 feet of East Street lying South of
Electric Avenue, formerly known as Gene Stipe Boulevard, and
North of the Center Line of Buchanan Avenue; and
All that part of Lincoln Avenue lying East of Strong Boulevard and
West of East Street; and
All that part of the Northerly 40 feet of Buchanan Avenue lying East
of Strong Avenue and West of East Street;
In the City of McAlester, formerly South McAlester, Pittsburg
County, State of Oklahoma.**

I, Jami Hatridge, of PIONEER ABSTRACT COMPANY of McAlester, Inc., Bonded and Licensed Abstractor, hereby certifies that the attached list constitutes all the names of all owners of record as shown by the current year's tax rolls in the Office of the County Treasurer of Pittsburg County and State of Oklahoma, of property abutting and within three hundred feet in any direction from the legal description shown above. All persons required to be notified by 11 O. S. Section 659.3 (1975) and all mailing addresses obtainable are indicated as required.

ABSTRACTOR'S NOTE: We have checked the records pertaining to the above described real estate and have recorded our findings as requested. We have exercised due care in preparing this report; however, we assume no liability on our abstractor's bond for the correctness of information furnished or interpretation of any instrument filed of record.

Dated this 16th day of November, 2016.



**JAMI HATRIDGE, Bonded Abstractor
PIONEER ABSTRACT COMPANY
Of McAlester, Inc.**

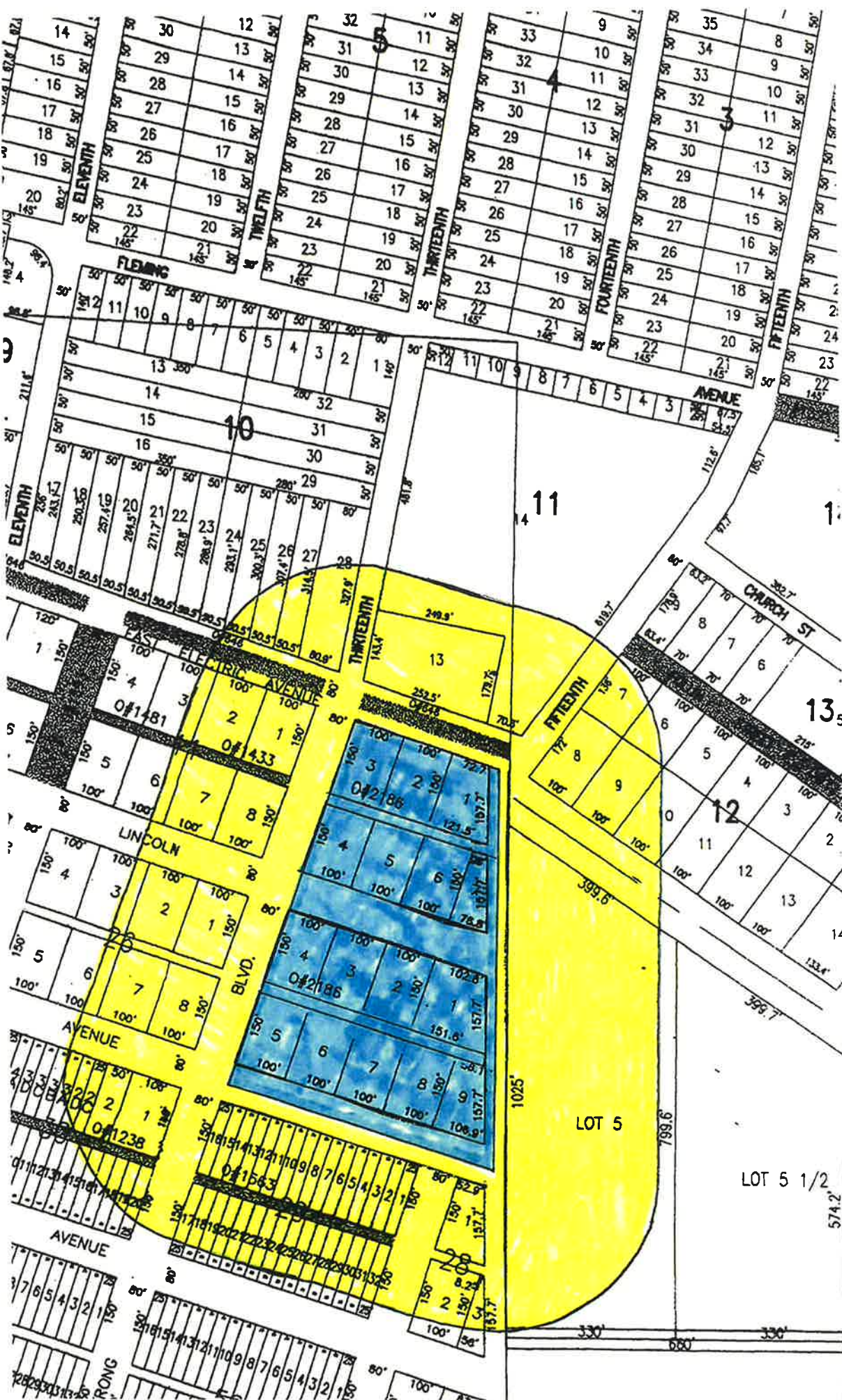
Subscribed and sworn to before me this 16th day of November, 2016.

My commission expires:


Notary Public

Order #





RECORD OWNER

Pepsi Cola Bottling Co Inc
1528 East Electric
McAlester, Oklahoma 74501

Bravo Arkoma LLC
1323 East 71st Street, Suite 400
Tulsa, Oklahoma 74136

Blevins Holdings LLC
P.O. Box 250107
Plano, Texas 75025

Steven W. Gerlock
Sheila K. Gerlock
1526 South 5th Street
McAlester, Oklahoma 74501

JEY Investments LTD
c/o KE Andrews
1900 Dalrock Road
Rowlett, Texas 75088

LEGAL DESCRIPTION OF PROPERTY

Part of Lot 5 and Part of Lot 5½ in Townsite Addition No. 5 and part of the abandoned Choctaw Railway & Lighting Company Right-of-Way, described as: Beginning at a point on the West Line of Townsite Addition No 5, a distance of 33.33 feet South of the Centerline of the abandoned right-of-way; thence Southeasterly along a line parallel to and 30 feet from the centerline of the abandoned right-of-way for a distance of 495.63 feet; Thence Southwesterly at a 90 degree angle to the right a distance of 315.0 feet; Thence Northwesterly at an angle of 72° 48' to the right for a distance of 242.38 feet to the West Line of Townsite Addition No. 5; thence North along the West Line at an angle of 72° 52' to the Right for a distance of 468.26 feet to the point of beginning.

A tract in Lot 5 and in Lot 5½ and in Lot 19, in Townsite Addition No. 5, described as: Beginning at the Southwest Corner of Lot 5; Thence N 0° 07' 28.5" E a distance of 581.01 feet; thence S 72° 26' 49" E a distance of 470.01 feet; Thence S 34° 10' 55" W a distance of 173.34 feet; thence S 55° 32' 32" E a distance of 251.31 feet; Thence S 34° 10' 55" W a distance of 251.28 feet; Thence N 89° 46' 44" W a distance of 81.94 feet; thence S 83° 42' 02" W a distance of 145.71 feet; thence Westerly along a curve to the Right, having a radius of 435 feet and a central angle of 27° 45' a distance of 193.47 feet; thence N 0° 07' 25" E along the West Line of Lot 19 a distance of 53 feet to the point of beginning.

Lots 17, 18, 19, 20, 21, 22, 23, 24 and 25, and the Westerly 30 feet of Lot 26, in Block 10, Connally Addition.

Tract in Lots 27 and 28 and the Easterly 20 feet of Lot 26, in Block 10, Connally Addition, described as: Beginning at the Southeast Corner of Lot 28; thence N 00° 14' W a distance of 157.64 feet to the point of beginning; thence N 89° 59' 40" W a distance of 150.07 feet; thence N 00° 14' E a distance of 111 feet; thence S 89° 59' 40" E a distance of 150.07 feet; thence S 00° 14' E a distance of 111 feet to the point of beginning.

Tract in Lots 27 and 28 and the Easterly 20 feet of Lot 26, in Block 10, Connally Addition, described as: Beginning at the Southeast Corner of Lot 28; thence N 81° 45' 00" W along the South Line of Block 10 a distance of 151.6 feet; thence N 0° 01' 00" W a distance of 135.85 feet; thence N 89° 59' 00" E a distance of 150 feet to a point on the East Line of Lot 28; thence S 0° 01' 00" E a distance of 157.64 feet to the point of beginning.

David A. Larson
1301 East Electric
McAlester, Oklahoma 74501

Lot 13, in Block 11, Connally Addition.

City of McAlester
McAlester, Oklahoma 74501

Tract in Lot 14, in Block 11, Connally Addition, described as: Beginning at the Southeast Corner of Lot 14; thence N 34° 00' 00" E along the East Line of Lot 14 a distance of 208.59 feet to the point of beginning; thence Northeasterly along the East Line of Lot 14 to the Southeast Corner of Lot 1, in Block 11; thence Westerly along the South Line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 to the Southwest Corner of Lot 12, in Block 11; thence Southerly along the West Line of Lot 14 to the Northwest Corner of Lot 13; thence Easterly along the North Line of Lot 13 to the Northeast Corner of Lot 13; thence S 80° 30' 00" E a distance of 156.05 feet to the point of beginning.

David A. Larson
1301 East Electric
McAlester, Oklahoma 74501

A tract in Lot 14, in Block 11, Connally Addition, described as: Beginning at the Southeast Corner of Lot 14; thence N 34° 00' 00" E along the East Line of Lot 14 a distance of 208.59 feet; thence N 80° 30' 00" W a distance of 156.05 feet to the Northeast Corner of Lot 13, in Block 11; thence S 09° 30' 00" W a distance of 179.71 feet to the Southeast Corner of Lot 13; thence S 72° 14' 00" E along the Southerly Line of Lot 14 a distance of 70.28 feet to the point of beginning.

Electric Avenue LLC
1501 East Electric
McAlester, Oklahoma 74501

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, in Block 12 and Lots 1, 2, 3, 4, 5 and 9, in Block 13, Connally Addition.

Union Iron Works Inc
P.O. Box 70
McAlester, Oklahoma 74501

All of Block 10 and All of Block 27, South McAlester; and the alleys lying in said Blocks; and All that part of East Street lying South of Gene Stipe Boulevard and North of the South Line of Buchanan Avenue; and All that part of Lincoln Avenue lying East of Strong Boulevard and West of East Street.

Melvin W. Priddy III
Robert Samuel Duran
1208 South Pennsylvania
Cherokee, Oklahoma 73728

Lots 1 and 8, in Block 11, South McAlester.

Bully Good Inc
1220 East Electric
McAlester, Oklahoma 74501

Lots 2, 3, 4, 5, 6 and 7, in Block 11, South McAlester, and the Westerly 300 feet of the alley and the Easterly 60 feet of Lot 1 and the Easterly 60 feet of Lot 6, in Block 12 and All that part of 12th Street lying between Blocks 11 and 12.

First Realty Better Homes & Gardens
P.O. Box 400
McAlester, Oklahoma 74502

Lot 1, in Block 26, South McAlester.

First Realty Better Homes & Gardens
602 South 2nd Street
McAlester, Oklahoma 74501

Lot 2, in Block 26, South McAlester.

First Realty Better Homes & Gardens P.O. Box 400 McAlester, Oklahoma 74502	Lots 3 and 4, in Block 26, South McAlester.
The 2005 Revocable Trust of Ida Faye Rock c/o Robert Melvyn Rock, Co-Trustee 11713 South 66 th East Avenue Bixby, Oklahoma 74008	½ INTEREST – Lots 5 and 6, in Block 26, South McAlester.
The Erna L. Rock Revocable Living Trust 8808 East 66 th Street Tulsa, Oklahoma 74133	½ INTEREST – Lots 5 and 6, in Block 26, South McAlester.
First Realty Better Homes & Gardens P.O. Box 400 McAlester, Oklahoma 74502	Lots 7 and 8, in Block 26, South McAlester.
The Terry G. English Revocable Trust P.O. Box 3484 McAlester, Oklahoma 74501	Lots 1, 2 and 3, in Block 28, South McAlester.
The Terry English Revocable Trust P.O. Box 3484 McAlester, Oklahoma 74502	All of Block 29, South McAlester.
First Realty Inc P.O. Box 400 McAlester, Oklahoma 74502	The North-Half of Block 30, being Lots 1, 2, 2C, 2D, 3A, 3B, 3C, 3D, 4, 4A, 4B and the North-Half of the alley lying adjacent to the South Line thereof, and the Easterly 10 feet of 12 th Street adjacent thereto, in South McAlester.
Valley View Apartments LLC 30 East Choctaw McAlester, Oklahoma 74501	The South-Half of Block 30, being Lots 5, 6,, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, and the South-Half of the alley lying adjacent to the North Line thereof, and the Easterly 10 feet of 12 th Street Adjacent thereto, in South McAlester.
City of McAlester McAlester, Oklahoma	Easements, Alleys, Public Ways.
Pittsburg County Board of County Commissioners	Easements, Alleys, Public Ways.



SITE LOCATION

SCALE: 1" = 200'



Prepared By
City of McAlester
Engineering Department



A-1		C-3	
R-1a		C-4	
R-1B		C-5	
R-2		H-1	
R-3		I-1	
C-1		I-2	
C-2			

AREA OF REQUEST

Prepared By:
City of McAlester
 Engineering Department



SCALE: 1"=200'



City of McAlester

Community & Economic Development

1st & Washington • P.O. Box 578 • McAlester, OK 74502 • (918) 423-9300

December 1, 2016

RE: P.C. Case #410

Dear Property Owner:

An application requesting the rezoning of the following described property from H-1 Health Facilities District to either I-1 Light Industrial District or C-5 Highway Commercial and Commercial Recreation District has been filed with the Community and Economic Development Department of the City of McAlester:

LOCATION: 1300 E Electric Avenue, McAlester, Oklahoma

LEGAL: Lots 1, 2, 3, 4, 5, 6, and 7, in Block 10; and Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, in Block 27; and The Alley running through Block 10; and The Alley running through Block 27; and All that part of the Westerly 20 feet of East Street lying South of Electric Avenue, formerly known as Gene Stipe Boulevard, and North of the Center Line of Buchanan Avenue; and All that part of Lincoln Avenue lying East of Strong Boulevard and West of East Street; and All that part of the Northerly 40 feet of Buchanan Avenue lying East of Strong Avenue and West of East Street; in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma

A Public Hearing will be held by the McAlester Planning Commission on Tuesday, December 20, 2016 at 6:30 p.m. in the City Council Chambers, Municipal Building, located at 28 E. Washington Avenue. At that time, you may submit your views on the matter in person or by representative. You may also write to the Community and Economic Development Department prior to the Public Hearing. Written responses should be received by Tuesday, December 13, 2016.

Please be advised that if the Tuesday, December 20, 2016 Planning Commission meeting is canceled due to any reason such as but not limited to adverse weather conditions, lack of a quorum, etc.; the December 20, 2016 Planning Commission Meeting will be adjourned to be continued to a new specific date and time as announced at the December 20th meeting to conduct the above Public Hearing or the Public Hearing will automatically be rescheduled and placed on the agenda for the Tuesday, January 17, 2017 McAlester Planning Commission meeting at 6:30 p.m.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be appreciated if you would inform them of the time and place of the Public Hearing.

Sincerely,

Jayme Clifton
Planning Technician

Attachment(s): Area of Request and Site Location Maps

cc: John Browne, Mayor
Weldon Smith, 1st Ward Councilman
Mark Emmons, Planning Commission Chairman

Leroy Alsup- Director
(918) 423-9300 ext.4951

Kirk Ridenour- Economic Development Manager
(918) 423-9300 ext.4982

Jayme Clifton - Executive Asst /Planning Tech
(918) 423-9300 ext. 4984

James Schulz - Codes Enforcement
(918) 423-9300 ext. 4986

George Estrada- Building Inspector
(918) 423-9300 ext. 4985

Jim Roberts - Plumbing/Electrical Inspector
(918) 423-9300 ext. 4987

PROOF OF PUBLICATION

McAlester News-Capital
500 S. Second, McAlester, OK 74501 • 918-423-1700

I, Amy Johns, am of lawful age, being duly sworn upon oath, deposes and says:

That I am publisher of McAlester News-Capital, a daily newspaper printed and published in the City of McAlester, County of Pittsburg, and State of Oklahoma, and that the advertisement referred to, a true and printed copy is hereunto attached, was published in said McAlester News-Capital & in consecutive issues on the following dates to wit:

1st insertion.....December 4th.....2016
2nd Insertion.....2016
3rd Insertion.....2016
4th Insertion.....2016
5th Insertion.....2016

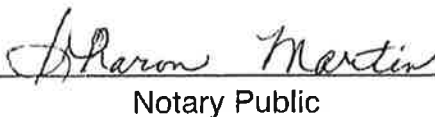
That said newspaper has been published continuously and uninterruptedly in said county during a period one-hundred and four consecutive weeks prior to the publication of the attached notice or advertisement; that it has been admitted to the United States mail as publications (second-class) mail matter, that it has a general paid circulation, and publishes news of general interest, and otherwise conforms with all of the statutes of the State of Oklahoma governing legal publications.

Publication Fee.....\$57.10


Publisher

SUBSCRIBED and sworn to before me this

5th day of December, 2016.


Notary Public

#00002414

My Commission expires: 03/23/20



(Published in the
McAlester News-
Capital on Decem-
ber 4th, 2016.)

CITY OF McALESTER NOTICE OF HEARING ON REZONING

NOTICE IS
HEREBY GIVEN to
all property owners of
the City of McAlester,
that a Public Hearing
will be held before
the McAlester Plan-
ning Commission on
Tuesday, December
20, 2016 at 6:30 p.m.
concerning a rezon-
ing application filed
for the following de-
scribed property:

LOCATION: 1300 E
Electric Avenue,
McAlester, Oklahoma

LEGAL: Lots 1, 2, 3,
4, 5, 6, and 7, in
Block 10; and Lots 1,
2, 3, 4, 5, 6, 7, 8, and
9, in Block 27; and
The Alley running
through Block 10;
and The Alley run-
ning through Block
27; and All that part
of the Westerly 20
feet of East Street ly-
ing South of Electric
Avenue, formerly
known as Gene Stipe
Boulevard, and North
of the Center Line of
Buchanan Avenue;
and All that part of
Lincoln Avenue lying
East of Strong
Boulevard and West
of East Street; and
All that part of the
Northerly 40 feet of
Buchanan Avenue ly-
ing East of Strong
Avenue and West of
East Street; in the
City of McAlester,
formerly South
McAlester, Pittsburg
County, State of Ok-
lahoma

PROPOSED

CHANGE: From: H-1
Health Facilities Dis-
trict

To: I-1 Light Industri-
al District or
C-5 Highway Com-
mercial and Commer-
cial Recreation Dis-
trict

Any person wishing
to appear in support
or opposition to the
proposed rezoning
may do so in the
Council Chambers,
Municipal Building,
located at 28 E.
Washington Avenue,
McAlester, Ok-
lahoma, at the above
date and time.

FURTHER NOTICE
IS HEREBY GIVEN
to all property own-
ers and residents of
the City of McAlester,
that if the Tuesday,
December 20, 2016
Planning Commis-
sion meeting is can-
celed due to any
reason such as but
not limited to ad-
verse weather con-
ditions, lack of a quor-
um, etc., the Decem-
ber 20, 2016 Plan-
ning Commission
Meeting will be ad-
journed to be contin-
ued to a new specific
date and time as an-
nounced at the
December 20th
meeting to conduct
the above Public
Hearing or the Public
Hearing will automat-
ically be rescheduled
and placed on the
agenda for the Tues-
day, January 17,
2017 McAlester Plan-
ning Commission
meeting at 6:30 p.m.
Date: 11/30/16

/s/Cora Middleton,
City Clerk



12/02/2016

ing does not interfere with the sight triangle clearance requirements at intersections.

- (2) Where a service area for a building is adjacent to a street, screening shall be required between any area of storage, shipping or receiving of goods or refuse and said adjacent street.
- (3) Screening shall consist of an opaque (solid) fence or wall no less than five feet high and no more than eight feet high. It shall be maintained in good condition along the lot line. The materials used in the construction of the screening shall be greatly compatible with the same materials used in the construction of the structure itself. Although the material is not required to be identical, the similarity should extend to color, proportion, style, texture, etc., sufficiently so as to be aesthetically compatible in nature.

(f) *Bulk limitations; floor area ratio.* In no instance shall the total floor space of the structure in a C-4 district exceed the relationship of 1:1; i.e., there must be provided one square foot of open space to each square foot of floor space in the structure.

(g) *Parking requirements.* Parking requirements shall follow those regulations set out in division 6 of this article.
(Ord. No. 1843, § 1(art. V, § 8), 2-14-89; Ord. No. 2080, § 1, 3-24-98; Ord. No. 2530, § 1, 2-10-15)

Sec. 62-205. C-5 highway commercial and commercial recreation district.

(a) *General description.* This general commercial district is established as a district in which the principal use of land is for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements and service establishments which may serve the entire community but do not and should not locate in the central business district or the neighborhood convenience district.

(b) Uses permitted.

- (1) Any use permitted in the C-1, C-2, C-3 or C-4 commercial districts.
- (2) Additional uses include:
 - a. Ambulance service, office and garage.
 - b. Amusement enterprises.
 - c. Automobile service station.
 - d. Boat sales.
 - e. Bowling alleys.
 - f. Building material store—Retail and wholesale.
 - g. Bus terminal.
 - h. Drive-in theatre or restaurant, standard theatre.
 - i. Feed and fuel store.
 - j. Food stores.
 - k. Frozen food locker.
 - l. Furniture repair and upholstery.
 - m. Garden centers/stores.
 - n. Golf course, miniature or practice range.
 - o. Heating/plumbing sales and service.
 - p. Humane Society animal shelter.
 - q. Ice plant.
 - r. Key shop.
 - s. Kennels.
 - t. Motels or motor inns.
 - u. New and/or used automobile/truck sales and/or service.
 - v. New and used machinery sales and service.
 - w. Nightclubs.
 - x. Novelty shop.
 - y. Pawn shop.
 - z. Recreation center—Private.
 - aa. Research laboratories.
 - bb. Roller skating rink.
 - cc. Storage warehouse.

dd. Tavern.

ee. Travel trailer park and sales.

ff. Veterinarian clinic and/or hospital.

gg. Wholesale distributing center.

- (3) Buildings, structures, and accessory uses customarily incidental to any of the above uses, provided that there shall be no manufacturing of products other than such as are customarily incidental to retail establishments.
- (4) Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, odor, dust, vibration or traffic than those above.
- (5) Churches, provided they have major street frontage as shown on the major street plan, and meet the minimum lot area requirements as shown heretofore in subsection 62-200(d)(1)d.
- (6) Mobile home courts—In compliance with the following requirements:
 - a. The applicant, upon making application for a zoning clearance permit, must submit a detailed site plan locating all mobile home stands, screening or fencing, and plans and specifications for the proposed park in a form suitable for making the determinations required herein.
 - b. The proposed site shall be a minimum of 2½ acres in size and shall contain no more than 15 mobile home stands per acre. The proposed site shall have a minimum frontage of 200 feet on a street designated as a major street or collector street in the major street plan. All access or egress by automobile will be on such streets. The proposed site shall be a minimum of 200 feet in depth.
 - c. It shall be the intention of the proposed plan for the mobile home park to accommodate primarily permanent occupants with no more than ten percent of the mobile home stands

devoted to purely transient purposes. These purely transient stands are to be located in one area of the park so they will in no way interfere with the permanent residents.

- d. The proposed site shall have a front yard of not less than 20 feet from the corner or line of any mobile home stand to the street boundary of the park. The site shall have side and rear yards of ten feet solid fencing, screen planting or wall of six feet in height.
- e. The proposed site shall be screened or buffered on all sides with a solid wall fence six feet in height or a screen planting which will attain at least six feet in height.
- f. The proposed site shall provide one off-street parking space for each mobile home stand, plus one additional off-street parking space for each two mobile home stands.
- g. The proposed site shall provide a connection for each mobile home stand to all public utilities, i.e., sewer, water, and other facilities necessary for the health, safety, and general welfare of the public.

(c) *Uses permitted after review.* No current uses are listed as requiring review.

(d) *Area regulations.* The following requirement shall apply to all uses permitted. All lots shall comply with the specific lot definition and yard definition found in section 62-107.

(1) *Minimum lot area and use intensity.*

- a. The minimum lot area for this district shall be no less than 10,000 square feet.
- b. The minimum lot area for rezoning to a C-5 (highway commercial district) shall not be less than 50,000 square feet.
- c. For churches and main and accessory buildings, other than dwellings and buildings accessory to dwell-

ings, the lot area shall be adequate to provide the yard area required in the R-1B district under churches and the off-street parking areas required in section 62-332.

- (2) *Minimum lot frontage:* The following requirement applies: The minimum lot frontage for this district shall be no less than 100 feet.
- (3) *Maximum percentage of coverage:* The following requirement applies: Main and accessory buildings shall not cover more than 70 percent of the lot area.
- (4) *Maximum height:* There is no current maximum height requirement for this district.
- (5) *Front yard setback:* The following requirement applies: All buildings shall set back from all property lines no less than 50 feet to provide front yard setback.
- (6) *Side yard setback:* The following requirement applies: On a side of a lot adjoining a residential dwelling district, there shall be a side yard setback of no less than one foot per each foot of height.
- (7) *Rear yard setback:* There shall be no rear yard setback requirements except in the following case: Where a commercial building is to be serviced from the rear, there shall be provided an unobstructed alleyway, service court, rear yard or combination thereof of no less than 20 feet.
- (e) *Screening requirements.*
 - (1) In this district, a screening shall be required between any adjacent or adjoining residential district and any area of storage, parking, shipping or receiving of goods; or any other business activity other than pedestrian traffic, as long as said screening does not interfere with the sight triangle intersection clearance requirements.
 - (2) Where a service area for a building is adjacent to a street, screening shall be required between any area of storage, shipping or receiving of goods or refuse and the adjacent street.

- (3) Screening shall consist of an opaque (solid) fence or wall no less than five feet high and no more than eight feet high. It shall be maintained in good condition along the lot line. The materials used in the construction of the screening shall be greatly compatible with the same materials used in the construction of the structure itself. Although the material is not required to be identical, the similarity should extend to color, proportion, style, texture, etc., sufficiently so as to be aesthetically compatible in nature.

(f) *Parking requirements.* Parking requirements shall follow those regulations set out in division 6 of this article.

(Ord. No. 1843, § 1(art. V, § 9), 2-14-89; Ord. No. 2530, § 1, 2-10-15)

Sec. 62-206. Planned unit development.

(a) Planned unit development shall be permitted when, in the opinion of the planning commission, the following objectives are achieved:

- (1) To promote a flexible but unitary site development plan for residential development.
- (2) To permit a clustering of dwelling units at appropriate gross densities for the preservation of existing landscape features and to promote the most efficient possible use of open space.
- (3) To combine and coordinate building forms and building relationships within the planned unit developments.
- (4) To encourage innovative development of smaller parcels of land that have been passed over.
- (5) To ensure a quality of construction and public improvements commensurate with other quality development within the city.
- (6) To provide a choice in the types of ownership, and community facilities available to existing and potential residents.
- (7) To give the developer reasonable assurance of ultimate approval before investing in complete design development while pro-



McAlester City Council

AGENDA REPORT

Meeting Date:	January 10, 2017	Item Number:	2
Department:	Community & Economic Development		
Prepared By:	George Estrada	Account Code:	
	Jayne Clifton		
Date Prepared:	January 3, 2017	Budgeted Amount:	
		Exhibits:	5

Subject

- Conduct a Public Hearing on structures deemed by City Staff to be dilapidated and detrimental to the health, safety, or welfare of the general public and the community due to deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris.
- Consider, and act upon, a resolution declaring certain structures as dilapidated and detrimental to the health, safety, or welfare of the general public and the community, or they create a fire hazard which is dangerous to other property.

Recommendation

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

Discussion

It is staff's opinion that due to age, extended lack of maintenance, and other factors the 18 structures being presented for condemnation are dilapidated and detrimental to the health, safety, or welfare of the general public and the community or they create a fire hazard which is dangerous to other property.

- Amount of funding in the FY2016-2017 Budget for Demolition (01-5652319)- \$55,900
- Estimated cost for demolition and lot clearance on the 18 properties presented tonight- \$60,000

Attachments:

1. Resolution declaring certain structures as dilapidated and detrimental to the health, safety, or welfare of the general public.
2. Exhibit "A" to Resolution- List of structures proposed for condemnation.
3. Collection of Documents- Notice to Utilities, Published Notice, & Mailed Dilapidated/Dangerous Structure Condemnation Notices & select pictures on each of the property
4. Code Of Ordinances, Chapter 18 Buildings and Building Regulations, Article IX. Dangerous Buildings.
5. O.S. 11 §, 22-112 & 22-112.1 Dilapidated Buildings

Approved By

	Initial	Date
Department Head	L. Alsup	01/03/2017
City Manager	P. Stasiak	1-5-17

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF MCALESTER, OKLAHOMA, DECLARING
CERTAIN STRUCTURES AS DILAPIDATED AND DETRIMENTAL TO THE
HEALTH, SAFETY, OR WELFARE OF THE GENERAL PUBLIC.**

WHEREAS, the City of McAlester desires to remove buildings in the community that are dangerous by reason of being dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or the property creates a fire hazard which is dangerous to other property; and

WHEREAS, the procedures as outlined in Article IX Dangerous Buildings, Section 18-376 of the McAlester Code of Ordinances and Oklahoma Statute 11 §, 22-112 Condemnation of Dilapidated Buildings- Notice - Removal - Lien has been complied with.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of McAlester, Oklahoma that:

SECTION 1: Those structures listed in Exhibit "A" attached hereto and incorporated herein by reference as if fully set out herein are hereby determined to be dilapidated and dangerous buildings that constitute a detriment or hazard and that the general welfare of the community will be served by their demolition, clearance of the site, and leveling of the lot.

SECTION 2: The property owner is given thirty (30) days from this date to dismantle the structure(s), clear the site, and level the lot. The property owner is hereby granted fifteen (15) days from this date to remove all personal property from the identified structure(s).

SECTION 3: The City Manager and/or agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within the dates herein.

SECTION 4: The City Clerk shall immediately file a notice of dilapidation and lien with the County Clerk describing the property identified herein and stating that the municipality claims a lien on the property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of the notice.

PASSED AND APPROVED by the Council of the City of McAlester, Oklahoma on this 10th day of January 2017.

CITY OF MCALESTER, OKLAHOMA
A Municipal Corporation

By: _____
John Browne, Mayor

ATTEST:

Cora Middleton, City Clerk

Resolution No. _____						
Exhibit "A" – Dangerous or Dilapidated Structures						
	Property Owner with Mailing Address	Property Address	Legal Description	Mortgage Holder	Reason for Condemnation	Date of Notification
1	George D & Joyce M Evans 1511 E Wichita Ave McAlester OK 74501	320 E. Pierce Ave	Lots 4, 5 & E 48' of Lot 6 Block 51 South McAlester	None	Dilapidated/Dangerous Structure <i>Nonconforming Structure</i> <i>Open Space Sec. 62-276(d)</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
2	Ronald Parrott 214 W Taylor Ave McAlester OK 74501	214 W. Taylor Ave	E 50' (E2) Lot 4 Block 91 South McAlester	None	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
3	Jesse J Thompson 8010 W Hwy 270 McAlester OK 74501	344 E. Tyler Ave	W 60' Lot 4 & E 50' Lot 5 Block 146 South McAlester	None	Dilapidated/Dangerous Structure <i>Burned Structure</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
4	AAK&D LLC 215 S 2nd McAlester OK 74501	612 E. Harrison Ave.	E/2 Lot 3 Block 165 South McAlester	The Bank, N A 201 E Carl Albert Pkwy McAlester, OK 74501	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
5	Yolanda Davis 1664 State Hwy 31 West McAlester OK 74501	226 E. Vanburen Ave.	N/2 Lot 1 Block 191 South McAlester	None	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
6	A & B Homes LLC 215 E Choctaw Ave, Suite 103 McAlester OK 74501	629 N. C St.	Lot 2 & A Tract of Land in S/2 of Lot 1 ¹ Block 223 South McAlester	First National Bank & Trust 235 E Choctaw Ave McAlester OK 74501	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
7	A & B Homes LLC 215 E Choctaw Ave, Suite 103 McAlester OK 74501	631 & 631 1/2 N. C St. (2 Structures)	A Tract of Land in S/2 of Lot 1 ² Block 223 South McAlester	First National Bank & Trust 235 E Choctaw Ave McAlester OK 74501	Dilapidated/Dangerous Structure <i>Nonconforming Structure</i> <i>Zoned Single-family R-1B</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
8	Lowe Prop & Management LLC PO Box 1591 McAlester OK 74502	222 W. Madison Ave. McAlester, OK 74501 (2 Structures)	W 50' Lot 2 & All Lot 3 & E 50' of Lot 4 & A Tr in Lot 4 ¹ Block 235 South McAlester	None	Dilapidated/Dangerous Structure <i>Nonconforming Structure</i> <i>Zoned Single-family R-1B</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
9	Louise E Perry 723 W Washington McAlester OK 74501	723 W. Washington Ave	E 50' or E 1/2 Lot 7 Block 308 South McAlester	None	Dilapidated/ Dangerous Structure <i>Burned Structure</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
10	Willa Dean Sarsfield 1811 W Birch Ave Duncan OK 73533	422 S. 5th St.	A Part of Lot 4 ⁴ Block 475 South McAlester	None	Dilapidated/Dangerous Structure <i>Nonconforming Structure</i> <i>Zoned Commercial C-3</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
11	Robert Hunnicutt PO Box 452 Wilburton OK 74578	425 E. Comanche Ave.	S 75 S' of E 47 1/2' Lot 4 Block 489 South McAlester	None	Dilapidated/Dangerous Structure <i>Nonconforming Structure</i> <i>Minimum Lot Area</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
12	Claude Warren McCullar PO Box 1518 McAlester OK 74502	1108 E. Kiowa Ave.	Parts of Lot 1, Lot 2, Lot 7, Lot 8 & Part of Vac Alley ³ Block 496 South McAlester	First National Bank & Trust 235 E Choctaw Ave McAlester OK 74501	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16

Resolution No. _____						
Exhibit "A" – Dangerous or Dilapidated Structures						
	Property Owner with Mailing Address	Property Address	Legal Description	Mortgage Holder	Reason for Condemnation	Date of Notification
13	Citimortgage, Inc. % Barry Mock 5613 N Classen Blvd Oklahoma City OK 74501	529 S. 12th St	S 80' of E 115' Lot 4 Block 496 South McAlester	None	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
14	Pamela J Richmond (Et Al) 6807 S 8th St Ft Smith AR 72908	610 S. Strong Blvd	N 40' Lot 4 & W 120' of Alley Block 513 South McAlester	None	Dilapidated/ Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
15	Kiamichi Area Womens Ctr Inc 6633 S Rockford Ave Tulsa OK 74136	720 S. 3rd St	A Part of Lot 7 ⁶ Block 538 South McAlester	None	Dilapidated/Dangerous Structure <i>Burned Structure</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
16	Timothy Wayne Tanner PO Box 148 McAlester OK 74502	65 W. Osage Ave	Lot 7 Block 573 South McAlester	None	Dilapidated/Dangerous Structure <i>Burned Structure</i>	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
17	Mark A Clark 705 E Jefferson Tecumseh OK 74873	1114 S. 4th St	S/2 Lot 5 Block 607 South McAlester	None	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
18	Richard L Holloway 2000 N 12th St McAlester OK 74501	2000 N. 12th St	N 20' Lot 22 & S 40' Lot 23 Block 5 Connally Addition	Bank of America, N.A. 7105 Corporate Drive Plano TX 75024 and/or BAC Home Loans Svc, LP 6400 Legacy Drive Plano TX 75024	Dilapidated/Dangerous Structure	Posted on Property: 12/27/16 Mailed Cert Ret Rece: 12/27/16 Legal Publication: 12/27/16
1	LOT 2 & A TR OF LAND IN S/2 OF LOT 1 BLK 223 SO MCALESTER DESC AS BEG AT SW/C OF SAID LOT 1, N ALG THE W LN 179.43' TO A PT ON E LN OF LOT 1 WHICH IS 10' N OF SE/C THEREOF, SLY ALG E LN OF LOT 1 10' TO SE/C, ELY ALG S LN OF LOT 1 TO POB (629 N C)					
2	A TR OF LAND IN S/2 OF L 1 BLK 223 SO MCALESTER DESC AS BEG AT NE/C OF S/2 OF L 1, IN A SLY DIRECTION ALG E LN OF L 1 40', WLY 179.43' TO A PT ON W LNOF L 1, NLY ALG W LN OF L 1 48', ELY ALG N LN OF SAID S/2 80.20' TO POB (631 N C)					
3	W 50' LOT 2 & ALL LOT 3 & E 50' OF LOT 4 BLK 235 SO MCALESTER & A TR OF LAND LYING IN LOT 4 BLK 235 DESC AS BEGIN AT SE/C OF W/2 OF LOT 4, IN A NLY DIRECTION ALG CNTR LN OF LOT 4 A DIST OF 208.3' TO A PT ON N LN OF LOT 4, W ALG THE SAID N LN OF LOT 4 10.3', IN A SELY DIRECTION IN A STRGT LN TO A PT WHICH IS 3.5' W OF SE/C OF W/2 OF LOT 4, E ALG					
4	BEG PT ON W LINE LOT 4 BLK 475 SO MCALESTER, 20' S FROM NW/C LOT 4, E // TO N LN LOT 4 95', S // TO W LN LOT 4 90', W // TO S LN LOT 4 25', NWLY ABT 70' TO PT ON W LN LOT 4, 35' N OF SW/C TH N ALG W LOT LN 85' TO POB					
5	W 31' LOT 1 & W 31' OF N 35' LOT 2 & N 150' OF VAC ALLEY & E 14' LOT 8 & E 14' OF N 35' LOT 7 BLK 496 SO MCALESTER					
6	A PT OF LOT 7 BLK 538 SO MCALESTER BEG AT A PT IN WLY LN LOT 7 15' SLY FROM NWLY/C OF LOT 7, ELY // NLY LN LOT 7 TO ELY LN LOT 7, SLY ALG ELY LN LOT 7 & // WLY LN OF SAID BLK 78.5', WLY // NLY LN LOT 7 TO A PT ON W LN LOT 7, NLY ALG W LN LOT 7 78.5' TO POB					



City of McAlester

Community & Economic Development

1st & Washington • P.O. Box 578 • McAlester, OK 74502 • (918) 423-9300

DATE: December 30, 2016

TO: Vyve Broadband
AT&T Corporation
Centerpoint Energy
AEP / PSO
City of McAlester Utility Office
City of McAlester Fire Department
City of McAlester Police Department

FROM: George Estrada – Building Inspector

RE: Properties for Condemnation on January 10, 2017

An inspection of the properties listed below found them to be in violation of Chapter 18 Article IX.
Dangerous Structures of the Code of Ordinances of the City of McAlester

Legal Description	Street Address	Owner(s)
L4, 5 & E 48' of L6, B51, So McAlester	320 E. Pierce Ave.	George D & Joyce M Evans and/or Crystal Wilson
E 50' (E2) L4, B91, So McAlester	214 W. Taylor Ave.	Ronald Parrott
W 60' L4 & E 50' L5, B146, So McAlester	344 E. Tyler Ave.	Jesse J Thompson
E/2 L3, B165, So McAlester	612 E. Harrison Ave.	AAK&D LLC
N/2 L1, B191, So McAlester	226 E. Van Buren Ave.	Yolanda Davis
L2 & PT of S/2 of L1, B223, So McAlester	629 N. C St.	A & B Homes LLC
PT of S/2 of L1, B223, So McAlester	631 & 631 1/2 N. C St	A & B Homes LLC
W 50' L2 & All L3 & E 50' L4 & PT L4, B235, So McAlester	222 W. Madison Ave	Lowe Prop & Management LLC
E 50' L7, B308, So McAlester	723 W. Washington Ave.	Louise E Perry
PT L4, B475, So McAlester	422 S. 5th St	Willa Dean Sarsfield
S 75.5' of E 47 1/2' L4, B489, So McAlester	425 E. Comanche Ave.	Robert Hunnicutt

Leroy Alsup - Director
(918) 423-9300 ext.4951

Kirk Ridenour - Economic Development Manager
(918) 423-9300 ext.4982

Jayme Clifton - Executive Asst./Planning Tech.
(918) 423-9300 ext. 4984

James Schulz - Code Enforcement Inspector
(918) 423-9300 ext. 4986

George Estrada - Building Inspector
(918) 423-9300 ext. 4985

Jim Roberts - Plumbing/Electrical Inspector
(918) 423-9300 ext. 4987

PT L1, L2, L7, L8 & PT Vac Alley, B496, So McAlester	1108 E. Kiowa Ave.	Claude Warren McCullar
S 80' of E 115' L4, B496, So McAlester	529 S. 12th St.	Citimortgage, Inc. % Barry Mock and/or Clyde B. Malone
N 40' L4 & W 120' of Alley, B513, So McAlester	610 S. Strong Blvd.	Pamela J Richmond (Et Al)
PT L7, B538, So McAlester	720 S. 3rd St.	Kiamichi Area Womens Ctr Inc and/or Judy Thompson
L7, B573, So McAlester	65 W. Osage Ave	Timmothy Wayne Tanner
S/2 L5, B607, So McAlester	1114 S. 4th St.	Mark A Clark
N 20' L22 & S 40' L23, B5, Connally Add	2000 N. 12th St.	Richard L Holloway and/or Marina (Holloway) Waldron

On Tuesday, January 10, 2016 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if these properties are dilapidated and have become detrimental to the health, safety, or welfare of the general public and the community, or if the properties create a fire hazard which is dangerous to other property.

PROOF OF PUBLICATION

McAlester News-Capital

500 S. Second, McAlester, OK 74501 • 918-423-1700

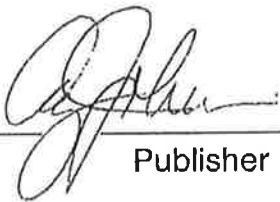
Amy Johns, am of lawful age, being duly sworn upon oath, deposes and says:

that I am publisher of McAlester News-Capital, a daily newspaper printed and published in the City of McAlester, County of Pittsburg, and State of Oklahoma, and that the advertisement referred to, a true and printed copy is hereunto attached, was published in said McAlester News-Capital & in consecutive issues on the following dates to wit:

1st insertion.....December 27.....2016
2nd Insertion.....2016
3rd Insertion.....2016
4th Insertion.....2016
5th Insertion.....2016

That said newspaper has been published continuously and uninterruptedly in said county during a period one-hundred and four consecutive weeks prior to the publication of the attached notice or advertisement; that it has been admitted to the United States mail as publications of second-class mail matter, that it has a general circulation, and publishes news of general interest, and otherwise conforms with all of the statutes of the State of Oklahoma governing legal publications.

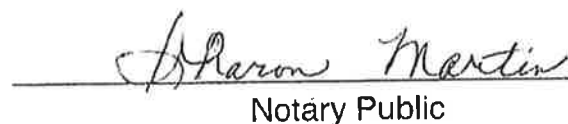
Publication Fee.....\$ 326.25



Publisher

SUBSCRIBED and sworn to before me this

27 day of December, 2016.



Notary Public



#00002414

My Commission expires: 03/23/20

Published in the McAlester News-Capital December 27, 2016.)

**CITY OF McALESTER
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN TO SAID PROPERTY OWNERS that an inspection of the properties listed below found them to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester:

Legal Description Street Address Owner(s)

L4, 5 & E 48' of L6, B51, So McAlester; 320 E. Pierce Ave.; George D & Joyce M Evans and/or Crystal Wilson
E 50' (E2) L4, B91, So McAlester; 214 W. Taylor Ave.; Ronald Parrott
W 60' L4 & E 50' L5, B146, So McAlester; 344 E. Tyler Ave.; Jesse J Thompson
E/2 L3, B165, So McAlester; 612 E. Harrison Ave.; AAK&D LLC
N/2 L1, B191, So McAlester; 226 E. Van Buren Ave.; Yolanda Davis
L2 & PT of S/2 of L1, B223, So McAlester; 629 N. C St.; A & B Homes LLC
PT of S/2 of L1, B223, So McAlester; 631 & 631 1/2 N. C St.; A & B Homes LLC
W 50' L2 & All L3 & E 50' L4 & PT L4, B235, So McAlester; 222 W. Madison Ave.; Lowe Prop & Management LLC
L6, B303, So McAlester; 238 W. Adams Ave.; Walter & Denise Timmons
E 50' L7, B308, So McAlester; 723 W. Washington Ave.; Louise E Perry
PT L4, B475, So McAlester; 422 S. 5th St.; Willa Dean Sarsfield
S 75.5' of E 47 1/2' L4, B489, So McAlester; 425 E. Comanche Ave.; Robert Hunnicutt
PT L1, L2, L7, L8 & PT Vac Alley, B496, So McAlester; 1108 E. Kiowa Ave.; Claude Warren McCullar
S 80' of E 115' L4, B496, So McAlester; 529 S. 12th St.; Citimortgage, Inc. % Barry Mock and/or Clyde B. Malone
N 40' L4 & W 120' of Alley, B513, So McAlester; 610 S. Strong Blvd.; Pamela J Richmond (Et Al)
PT L7, B538, So McAlester; 720 S. 3rd St.; Kiamichi Area Womens Ctr Inc and/or Judy Thompson
L11, B545, So McAlester; 1017 E. Osage Ave.; Jason Valenzuela Lucas Lowe
L7, B573, So McAlester; 65 W. Osage Ave.; Timmothy Wayne Tanner
S/2 L5, B607, So McAlester; 1114 S. 4th St.; Mark A Clark
N 20' L22 & S 40' L23, B5, Connally Add, 2000 N. 12th St.; Richard L Holloway and/or Marina (Holloway) Waldron

These structures are deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-12.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if these properties are dilapidated and have become detrimental to the health, safety, or welfare of the general public and the community, or if the properties create a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

/s/ Cora Middleton, City Clerk

Dated: December 21, 2016

**Community & Economic
Development Department**

JAN 03 2017

CITY OF McALESTER
 Name and Address of Sender
Codes Department
P. O. BOX 578
McALESTER, OK. 74502

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 70012510000221522071	GEOERGE D & JOYCE M EVANS 1511 E WICHITA AVE McALESTER OK 74501	\$6.46										
2. 70012510000221522064	CRYSTAL WILSON 1512 PINEYWOOD DR McALESTER OK 74501	\$6.46										
3. 70012510000221522057	RONALD PARROTT 214 W TAYLOR AVE McALESTER OK 74501	\$6.46										
4. 70022510000221522040	RONALD PARROTT PO BOX 3053 McALESTER OK 74502	\$6.46										
5. 70012510000221522033	JESSE J THOMPSON 8010 W HWY 270 McALESTER OK 74501	\$6.46										
6. 70012510000221522026	AAK&D LLC 215 S 2ND McALESTER OK 74501	\$6.46										
7. 70012510000221522019	THE BANK N.A. 210E CARL ALBERT PKWY McALESTER OK 74501	\$6.46										
8. 70012510000221522002	YOLANDA DAVIS 1664 STATE WHY 31 WEST McALESTER OK 74501	\$6.46										

Total Number of Pieces
Listed by Sender
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Total Number of Pieces
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8

Postmaster, Per (Name of receiving employee)

Rebecca Gallen

See Privacy Act Statement on Reverse



CITY OF McALESTER
Codes Department
P. O. BOX 578
McALESTER, OK. 74502

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
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☐ Return Receipt for Merchandise
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1. 7001 2510 002 2152 1999	A & B HOMES LLC 215 E CHOCTAW AVE, SUITE 103 McALESTER OK 74501											
2. 7001 2510 0002 2152 1982	FIRST NATIONAL BANK & TRUST CO 235 E CHOCTAW AVE McALESTER OK 74501											
3. 7001 2510 0002 2152 1975	A & B HOMES LLC 215 E CHOCTAW AVE, SUITE 103 McALESTER OK 74501											
4. 7001 2510 0002 2152 1968	FIRST NATIONAL BANK & TRUST CO 235 E CHOCTAW AVE McALESTER OK 74501											
5. 7001 2510 0002 2152 1951	LOWE PROP & MANAGEMENT LLC PO BOX 1591 McALESTER OK 74502											
6. 7001 2510 0002 2152 1944	LOUISE E PERRY 723 W WASHINGTON McALESTER OK 74501											
7. 70001 2510 0002 2152 1937	WILLA DEAN SARSFIELD 1811 W BIRCH AVE DUNCAN OK 73533											
8. 7001 2510 0002 2152 1920	ROBERT HUNNICUT PO BOX 452 WILBURTON OK 74578											

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Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

Rebecca Gallimore



See Privacy Act Statement on Reverse

Name and Address of Sender

CITY OF MCALISTER

Codes Department

P. O. BOX 578

McALESTER, OK. 74502

Check type of mail or service:

- ☐ Certified
☐ COD
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☐ Express Mail
☐ Insured
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☐ Registered
☐ Return Receipt for Merchandise
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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 7001 2510 002 2152 1906	CLAUDE WARREN MCCULLAR PO BOX 1518 MCALISTER OK 74502											
2. 7001 2510 0002 2152 1890	FIRST NATIONAL BANK & TRUST CO 235 E CHOCTAW AVE MCALISTER OK 74501											
3. 7001 2510 0002 2152 1883	CITI MORTGAGE INC %BARRY MOCK 5613 N CLASSEN BLVD OKLAHOMA CITY OK 74501											
4. 7001 2510 0002 2152 1869	CLYDE B MALONE 529 S 12TH ST MCALISTER OK 74501											
5. 7001 2510 0002 2152 1845	PAMELA J RICHMOND (ET AL) 6807 S 8TH ST FT SMITH AR 72908											
6. 7001 2510 0002 2152 1838	KIAMICHI AREA WOMENS CNTR INC 6633 S ROCKFORD AVE TULSA OK 74136											
7. 7001 2510 0002 2152 1814	JUDY THOMPSON 720 S 3RD ST MCALISTER OK 74501											
8. 7001 2510 0002 2152 1562	JUDY THOMPSON C/O HAROLD OLIVER 718 S 3RD ST MCALISTER OK 74501											

Total Number of Pieces Listed by Sender
8

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8

Postmaster, Per (Name of receiving employee)

Rebecca Gallin



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Name and Address of Sender

CITY OF MCALESTER**Codes Department****P. O. BOX 578****MCALESTER, OK. 74502**

Check type of mail or service:

- ☐ Certified
☐ COD
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☐ Express Mail
☐ Insured
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Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 7001 2510 0002 2152 1548	TIMOTHY WAYNE TANNER PO BOX 148 MCALESTER OK 74502											
2. 7001 2510 0002 2152 1913	MARK A CLARK 705 E JEFFERSON TECUMSEH OK 74873											
3. 7001 2510 0002 2152 1876	RICHARD L HOLLOWAY 2000 N 12TH ST MCALESTER OK 74501											
4. 7001 2510 0002 2152 1852	BAC HOME LOANS SERVICING LP 6400 LEGACY DRIVE PLANO TX 75024											
5. 7001 2510 0002 2152 1821	BANK OF AMERICA, N.A. 7105 CORPORATE DRIVE PLANO TX 75024											
6. 7001 2510 0002 2152 1555	MARINA (HOLLOWAY) WALDRON 2000 N 12TH ST MCALESTER OK 74501											
7. 7001 2510 0002 2151 9866	GEORGE W. VELOTTA II KOZENY & MCCUBBIN LC 609 S KELLY AVE, SUITE A-2 EDMOND OK 73003											
8.												

Total Number of Pieces
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7

Total Number of Pieces
Received at Post Office
7

Postmaster, Per (Name of receiving employee)

Rebecca Ballmaier



See Privacy Act Statement on Reverse

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: George D. & Joyce M. Evans
1511 E Wichita Ave
McAlester OK 74501

To Mortgage Holder: _____

An inspection of the property at 320 E. Pierce Ave. found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: Lots 4, 5, & E 48' of Lot 6, Block 51, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



320 E. Pierce Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Ronald Parrott
214 W Taylor Ave
McAlester OK 74501

To Mortgage Holder: _____

An inspection of the property at 214 W Taylor Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: E 50' (E2) Lot 4, Block 91, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



214 W. Taylor Ave.

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Jesse J. Thompson
8010 W Hwy 270
McAlester OK 74501

To Mortgage Holder: _____

An inspection of the property at 344 E Tyler Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: W 60' Lot 4 & E 50' Lot 5, Block 146, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.


On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,


George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



344 E. Tyler Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: AAK&D LLC
215 S 2nd
McAlester OK 74501

To Mortgage Holder: The Bank, N.A.
201 E Carl Albert Pkwy
McAlester OK 74501

An inspection of the property at 612 E Harrison Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: E/2 Lot 3, Block 165, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



612 E. Harrison Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Yolanda Davis
1664 State Hwy 31 West
McAlester OK 74501

To Mortgage Holder: _____

An inspection of the property at 226 E Van Buren Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: N/2 Lot 1, Block 191, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



226 E. Vanburen Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: A & B Homes LLC
215 E Choctaw Ave, Suite 103
McAlester OK 74501

To Mortgage Holder: First National Bank & Trust Co of McAlester
235 E Choctaw Ave
McAlester OK 74501

An inspection of the property at 629 N C St found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: Lot 2 & A Tract of Land in S/2 of Lot 1, Block 223, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



629 N. C St.

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: A & B Homes LLC
215 E Choctaw Ave, Suite 103
McAlester OK 74501

To Mortgage Holder: First National Bank & Trust Co of McAlester
235 E Choctaw Ave
McAlester OK 74501

An inspection of the property at 631 & 631 ½ N C St found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: A Tract of Land in S/2 of Lot 1, Block 223, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



631 N. C St



631 1/2 N. C St

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Lowe Prop & Management LLC
PO Box 1591
McAlester OK 74501

To Mortgage Holder: _____

An inspection of the property at 222 W. Madison (2 Structures) found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: W 50' L2 & All L3 & E 50' of L4 & A Tr in L4, B235, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



222 W. Madison Ave



222 W. Madison Ave.

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Louise E Perry
723 W Washington Ave
McAlester OK 74501

To Mortgage Holder: _____

An inspection of the property at 723 W Washington Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: E 50' or E 1/2 Lot 7, Block 308, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

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Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



723 W. Washington Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Willie Dean Sarsfield
1811 W Birch Ave
Duncan OK 73533

To Mortgage Holder: _____

An inspection of the property at 422 S 5th St found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: A Part of Lot 4, Block 475, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

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Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



422 S 5th St

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Robert Hunnicutt
PO Box 452
Wilburton OK 74578

To Mortgage Holder: _____

An inspection of the property at 425 E Comanche Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: S 75.5' of E 47 1/2' Lot 4, Block 489, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

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Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

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Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



425 E. Comanche Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Claude Warren McCullar
PO Box 1518
McAlester OK 74502

To Mortgage Holder: First National Bank & Trust Co of McAlester
235 E Choctaw Ave
McAlester OK 74501

An inspection of the property at 1108 E Kiowa Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: Parts of Lot 1, Lot 2, Lot 7, Lot 8 & Part of Vac Alley, Block 496, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

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Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



1108 E. Kiowa Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Citimortgage, Inc
c/o Barry Mock
5613 N Classen Blvd
Oklahoma City OK 74502

To Mortgage Holder: _____

An inspection of the property at 529 S 12th St found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: S 80' of E 115' Lot 4, Block 496, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

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Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



529 S. 12th St.

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Pamela J Richmond (Et Al)
6807 S 8th St
Ft Smith AR 72908

To Mortgage Holder: _____

An inspection of the property at 610 S Strong Blvd found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: N 40' Lot 4 & W 120' of Alley, Block 513, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

If the work has to be completed by agents of the municipality, the City shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The City Clerk will forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. If the owner fails to pay, the costs shall be levied on the property and collected by the County Treasurer as are other taxes authorized by law.

Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



610 S. Strong Blvd

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Kiamichi Area Women's Center Inc
6633 S Rockford Ave
Tulsa OK 74136

To Mortgage Holder: _____

An inspection of the property at 720 S 3rd St found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: A Part of Lot 7, Block 538, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

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Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



720 S. 3rd St

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Timothy Wayne Tanner
PO Box 148
McAlester OK 74502

To Mortgage Holder: _____

An inspection of the property at 65 W. Osage Ave found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: Lot 7, Block 573, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

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Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



65 W. Osage Ave

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Mark A Clark
705 E Jefferson
Tecumseh OK 74873

To Mortgage Holder: _____

An inspection of the property at 1114 S 4th St found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: S/2 Lot 5, Block 607, South McAlester

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

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Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



1114 S. 4th St

Dilapidated/Dangerous Structure Condemnation Notice

City of McAlester

Date: December 27, 2016

To Property Owner: Richard L Holloway
2000 N 12th St
McAlester OK 74501

To Mortgage Holder: Bank of America, N.A.

An inspection of the property at 2000 N 12th St found it to be in violation of Chapter 18 Article IX. Dangerous Structures of the Code of Ordinances of the City of McAlester.

Legal Description: N 20' Lot 22 & S 40' Lot 23, Block 5, Connally Addition

This structure is deemed to be dilapidated by reason of deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Basis for enforcement is found in Title 11, Oklahoma Statutes, Section 22-112.

On Tuesday, January 10, 2017 at 6:00 p.m., the McAlester City Council will hold a Public Hearing in the City Council Chambers, Municipal Building, located at 28 E. Washington for the purpose of determining if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You have the right to appear before the City Council at the above time and date to bring any mitigating circumstances to their attention. You may also submit a response in writing to the Community and Economic Development Department prior to meeting time (written comments in advance of the meeting should be received no later than Tuesday, January 3, 2017.)

Upon such finding and determination by the City Council that said structure constitutes a detriment or a hazard the governing body may cause the dilapidated building to be torn down, the site cleared and the lot leveled. The governing body shall fix reasonable dates for the commencement and completion of the work. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. The property owner shall be granted fifteen (15) days from the finding to remove all personal property from the aforementioned dilapidated structure.

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Should you have any questions concerning this matter, please call (918) 423-9300 ext. 4985

Sincerely,



George Estrada, Building Inspector, City of McAlester

Enclosure: Owner Release Form



2000 N. 12th St.

McALESTER CODE OF ORDINANCES
CHAPTER 18 BUILDINGS AND BUILDING REGULATIONS
ARTICLE IX. DANGEROUS BUILDINGS*
(Supplement No. 12)

* *Cross reference-Nuisances, § 46-26 et seq.*

State law reference-Condemnation or repair of dangerous or dilapidated buildings, 11 O.S. §§ 22-112, 22-112.1.

Sec. 18-376. Duties of codes administrator.

The general duties to investigate and determine the present location and owner of those certain structures which are considered to be dilapidated or dangerous to the safety of inhabitants of the city is placed upon the codes administrator of the city. Any determination that a building is classed as dilapidated or dangerous will be by anyone or several reasons, regarding dilapidation, deterioration, age or obsolescence, inadequate provision of ventilation, light, air or sanitation, neglect, need of repair, or accumulation of debris, where the same constitutes a danger to the safety of the neighborhood. Utility companies shall be notified by the codes department of the impending condemnation and location of the structure.

Basis for enforcement is found in 11 O.S. § 22.112. (Code 1974, §§ 7-178, 17-27)

Sec. 18-377. Designation of administrative officer; appeals.

The city council designates the codes administrator as the administrative officer responsible for carrying out the duties of the city council regarding dilapidated or dangerous structure determinations and removals. The property owner or mortgage holder shall have a right of appeal to the city council from any order of the administrative officer. Such appeal shall be taken by filing written notice of appeal with the city clerk within ten days after the administrative order is rendered. (Code 1974, § 17-29)

Sec. 18-378. Condemnation proceedings.

If a house or structure has been posted by the building inspector and subsequently condemned by the city council as being dangerous, unsafe, unsanitary or unfit for occupancy (as provided for in this article) and if the structure could be safely remodeled, the owner of the property must obtain a special remodeling permit. The permit shall specify that the structure has been previously condemned, but demolition proceedings have been stayed for 90 days. Prior to the special remodeling permit being issued, the permit applicant must post a \$2,500.00 cash deposit with the city. The structure must then be repaired to meet all current building, electrical, plumbing, and mechanical codes that could apply to new construction, and work must be completed within the 90 day special permit period. Existing plumbing or wiring systems may be left in place with modifications at the inspector's discretion. At the completion of the 90 day special permit period, the structure shall be re-inspected by the city codes inspectors. No renewal or extension of the 90 day special remodel permit will be granted. If the code inspectors determine that the structure meets all applicable building, electrical, plumbing, and mechanical codes, the \$2,500.00 cash deposit shall be returned, without interest, to the permit applicant and the condemnation has been withdrawn. If the structure fails to meet all applicable codes, as determined by the city codes inspectors, the condemnation process will continue without further action by the city council and the \$2,500.00 cash deposit will be retained by the city and applied toward demolition costs, if any, incurred by the city. The \$2,500.00 cash deposit will be returned to the permit applicant if the owner has completed removal of the structure prior to the beginning of city demolition proceedings. (Code 1974, § 7-48; Ord. No. 2262, § 1, 8-14-07)

ORDINANCE NO. 2574

AN ORDINANCE AMENDING ARTICLE IX, SECTION 18-533 OF THE MCALESTER "BUILDINGS AND BUILDING REGULATIONS" CITY CODE; PROVIDING THE EFFECTIVE DATE; PROVIDING FOR SEVERABILITY.

* * * * *

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

SECTION 1: Article IX, Section 18-533 of the McAlester "Buildings and Building Regulations" City Code, as amended, hereby is further amended to read as follows:

Sec. 18-533. Condemnation Proceedings.

If a house or structure has been posted by the building inspector and subsequently condemned by the city council as being dangerous, unsafe, unsanitary or unfit for occupancy (as provided for in this article) and if the structure could be safely remodeled, the owner of the property must obtain a special remodeling permit. The permit shall specify that the structure has been previously condemned, but demolition proceedings have been stayed for 90 days. Prior to the special remodeling permit being issued, the permit applicant must post a \$2,500.00 cash deposit with the city. The structure must then be repaired to meet all current building, electrical, plumbing, and mechanical codes that could apply to new construction, and work must be completed within the 90 day special permit period. Existing plumbing or wiring systems may be left in place with modifications at the inspector's discretion. If the code inspectors determine that the structure does not meet all applicable building, electrical, plumbing, and mechanical codes at the end of the 90 day special permit period, because in the code inspectors' opinion that due to the weather conditions, the extensiveness of the repairs or other mitigating circumstances, if requested by the owner, the building code inspector may grant up to an additional 90 day extension of the original special permit period. Provided, if such request of owner for such extension is denied, such request for 90 day extension by the code inspector upon written request with demonstrable, justifiable and mitigating causes shown can be made on appeal to the city council. A majority decision of all of the elected council members shall be controlling. Additional extensions of the special permit period may be granted only by a majority decision of the city council.

A final inspection shall be performed of the structure by the code inspector to determine if the structure meets all building codes for new construction. If it does, the \$2,500 deposit made by the owner shall be

returned and the process of condemnation shall be withdrawn. If on the other hand, said final inspection determines said structure does not meet all such building codes, then the City shall retain the \$2,500 deposit made by the owner to be applied to the demolition and removal of the structure and the condemnation procedure shall continue without further action by the city council.

The provisions of this section shall apply notwithstanding any conflicting provisions of any other section of this code.

~~Existing plumbing or wiring systems may be left in place with modifications at the inspector's discretion. At the completion of the 90-day special permit period, the structure shall be re-inspected by the city codes inspectors. No renewal or extension of the 90-day special remodel permit will be granted. If the code inspectors determine that the structure meets all applicable building, electrical, plumbing, and mechanical codes, the \$2,500.00 cash deposit shall be returned, without interest, to the permit applicant and the condemnation has been withdrawn. If the structure fails to meet all applicable codes, as determined by the city codes inspectors, the condemnation process will continue without further action by the city council and the \$2,500.00 cash deposit will be retained by the city and applied toward demolition costs, if any, incurred by the city. The \$2,500.00 cash deposit will be returned to the permit applicant if the owner has completed removal of the structure prior to the beginning of city demolition proceedings.~~

SECTION 2: The provisions of this Ordinance are severable, and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

SECTION 3: That an emergency is hereby declared to exist, and for the provision of the public peace, health and safety, by reason whereof it is necessary that all acts take effect immediately and be in full force and effect from, and after the passage and approval.

PASSED and the EMERGENCY CLAUSE ruled on separately this 13th day of September 2016.

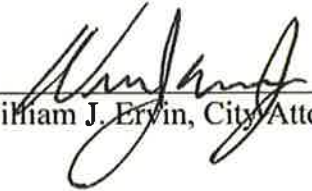
CITY OF MCALESTER, OKLAHOMA
A Municipal Corporation

By 
John Browne, Mayor

ATTEST:


Cora Middleton, City Clerk

Approved as to form and legality this 13th day of September, 2016.

By 
William J. Ervin, City Attorney

Oklahoma Statutes Citationized
Title 11. Cities and Towns
Chapter 1 - Oklahoma Municipal Code
Article XXII - General Powers of Municipalities
O.S. 11 §, 22-112 & 22-112.1 Dilapidated Buildings

Section 22-112 - Condemnation of Dilapidated Buildings - Notice - Removal - Lien

Cite as: O.S. §, __ __

A. A municipal governing body may cause dilapidated buildings within the municipal limits to be torn down and removed in accordance with the following procedures:

1. At least ten (10) days' notice that a building is to be torn down or removed shall be given to the owner of the property before the governing body holds a hearing. A copy of the notice shall be posted on the property to be affected. In addition, a copy of the notice shall be sent by mail to the property owner at the address shown by the current year's tax rolls in the office of the county treasurer. Written notice shall also be mailed to any mortgage holder as shown by the records in the office of the county clerk to the last-known address of the mortgagee. At the time of mailing of notice to any property owner or mortgage holder, the municipality shall obtain a receipt of mailing from the postal service, which receipt shall indicate the date of mailing and the name and address of the mailer. However, if neither the property owner nor mortgage holder can be located, notice may be given by posting a copy of the notice on the property, or by publication as defined in Section 1-102 of this title. The notice may be published once not less than ten (10) days prior to any hearing or action by the municipality pursuant to the provisions of this section;
2. A hearing shall be held by the governing body to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property;
3. Pursuant to a finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, the governing body may cause the dilapidated building to be torn down and removed. The governing body shall fix reasonable dates for the commencement and completion of the work. The municipal clerk shall immediately file a notice of dilapidation and lien with the county clerk describing the property, the findings of the municipality at the hearing, and stating that the municipality claims a lien on the property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of the notice. The agents of the municipality are granted the right of entry on the property for the performance of the necessary duties as a governmental function of the municipality if the work is not performed by the property owner within dates fixed by the governing body. Any action to challenge the order of the municipal governing body shall be filed within thirty (30) business days from the date of the order;
4. The governing body shall determine the actual cost of the dismantling and removal of dilapidated buildings and any other expenses that may be necessary in conjunction with the dismantling and removal of the buildings, including the cost of notice and mailing. The municipal clerk shall forward a statement of the actual cost attributable to the dismantling and removal of the buildings and a demand for payment of such costs, by mail to the property owner. In addition, a copy of the statement shall be mailed to any

mortgage holder at the address provided for in paragraph 1 of this subsection. At the time of mailing of the statement of costs to any property owner or mortgage holder, the municipality shall obtain a receipt of mailing from the postal service, which receipt shall indicate the date of mailing and the name and address of the mailee. If a municipality dismantles or removes any dilapidated buildings, the cost to the property owner shall not exceed the actual cost of the labor, maintenance, and equipment required for the dismantling and removal of the dilapidated buildings. If dismantling and removal of the dilapidated buildings is done on a private contract basis, the contract shall be awarded to the lowest and best bidder; and

5. When payment is made to the municipality for costs incurred, the municipal clerk shall file a release of lien, but if payment attributable to the actual cost of the dismantling and removal of the buildings is not made within six (6) months from the date of the mailing of the statement to the owner of such property, the municipal clerk shall forward a certified statement of the amount of the cost to the county treasurer of the county in which the property is located. Once certified to the county treasurer, payment may only be made to the county treasurer except as otherwise provided for in this section. The costs shall be levied on the property and collected by the county treasurer as are other taxes authorized by law. Until finally paid, the costs and the interest thereon shall be the personal obligation of the property owner from and after the date of the notice of dilapidation and lien is filed with the county clerk. In addition the cost and the interest thereon shall be a lien against the property from the date the notice of the lien is filed with the county clerk. The lien shall be coequal with the lien of ad valorem taxes and all other taxes and special assessments and shall be prior and superior to all other titles and liens against the property. The lien shall continue until the cost is fully paid. At the time of collection, the county treasurer shall collect a fee of Five Dollars (\$5.00) for each parcel of property. The fee shall be deposited to the credit of the general fund of the county. If the county treasurer and the municipality agree that the county treasurer is unable to collect the assessment, the municipality may pursue a civil remedy for collection of the amount owing and interest thereon including an action in personam against the property owner and an action in rem to foreclose its lien against the property. A mineral interest, if severed from the surface interest and not owned by the surface owner, shall not be subject to any tax or judgment lien created pursuant to this section. Upon receiving payment, the municipal clerk shall forward to the county treasurer a notice of such payment and shall direct discharge of the lien.

B. The municipality may designate, by ordinance, an administrative officer or administrative body to carry out the duties of the governing body specified in this section. The property owner shall have the right of appeal to the municipal governing body from any order of the administrative officer or administrative body. Such appeal shall be taken by filing written notice of appeal with the municipal clerk within ten (10) days after the administrative order is rendered.

C. For the purposes of this section:

1. "Dilapidated building" means:

a. a structure which through neglect or injury lacks necessary repairs or otherwise is in a state of decay or partial ruin to such an extent that the structure is a hazard to the health, safety, or welfare of the general public,

b. a structure which is unfit for human occupancy due to the lack of necessary repairs and is considered uninhabitable or is a hazard to the health, safety, and welfare of the general public,

c. a structure which is determined by the municipal governing body or administrative officer of the municipal governing body to be an unsecured building, as defined by Section 22-112.1 of this title, more than three times within any twelve-month period,

d. a structure which has been boarded and secured, as defined by Section 22-112.1 of this title, for more than eighteen (18) consecutive months, or

e. a structure declared by the municipal governing body to constitute a public nuisance; and

2. "Owner" means the owner of record as shown by the most current tax rolls of the county treasurer.

D. Nothing in the provisions of this section shall prevent the municipality from abating a dilapidated building as a nuisance or otherwise exercising its police power to protect the health, safety, or welfare of the general public.

E. The officers, employees or agents of the municipality shall not be liable for any damages or loss of property due to the removal of dilapidated buildings performed pursuant to the provisions of this section or as otherwise prescribed by law.

F. The provisions of this section shall not apply to any property zoned and used for agricultural purposes.

Historical Data

Amended by Laws 1984, HB 1669, c. 126, § 42, eff. November 1, 1984; Amended by Laws 1988, HB 1770, c. 152, § 1, eff. November 1, 1988; Amended by Laws 1989, HB 1107, c. 5, § 2, emerg. eff. March 22, 1989; Amended by Laws 1990, HB 1801, c. 253, § 2, emerg. eff. May 22, 1990; Amended by Laws 1997, HB 1566, c. 83, § 1, eff. November 1, 1997 ([superseded document available](#)); Amended by Laws 1999, HB 1492, c. 343, § 2, eff. November 1, 1999 ([superseded document available](#)); Amended by Laws 2000, SB 858, c. 82, § 2, eff. November 1, 2000 ([superseded document available](#)); Amended by Laws 2004, HB 2639, c. 314, § 1, eff. November 1, 2004 ([superseded document available](#)); Amended by Laws 2011, HB 1669, c. 52, § 1, eff. November 1, 2011 ([superseded document available](#)).

Citationizer[®] Summary of Documents Citing This Document

Cite Name	Level
Oklahoma Court of Civil Appeals Cases	
Cite	Name
2010 OK CIV APP 87,	MANUFACTURERS GUILD, INC. v. CITY OF
239 P.3d 986,	ENID
	Cited

Citationizer: Table of Authority

Section 22-112.1 - Tearing and Removal of Dilapidated Buildings - Cleaning, Boarding and Securing of Unsecured Building

Cite as: O.S. §, ____

A. After a building has been declared dilapidated, as provided in Section [22-112](#) of this title, and before the commencement of the tearing and removal of a dilapidated building, the governing body of any municipality may authorize that such a building be boarded and secured. However, if the dilapidated

building is vacant and unfit for human occupancy, the governing body of any municipality may authorize the structure to be demolished pursuant to Section 22-112 of this title.

B. A governing body of any municipality may cause the premises on which an unsecured building is located to be cleaned of trash and weeds in accordance with the provisions of Section 22-111 of this title.

C. A governing body of any municipality may cause an unsecured building to be boarded and secured in accordance with the following procedures:

1. Before the governing body orders such action, at least ten (10) days' notice that such unsecured building is to be boarded and secured shall be given by mail to any property owners and mortgage holders as provided in Section 22-112 of this title. At the time of mailing of notice to any property owner or mortgage holder, the municipality shall obtain a receipt of mailing from the postal service, which receipt shall indicate the date of mailing and the name and address of the mailer. A copy of the notice shall also be posted on the property to be affected. However, if neither the property owner nor mortgage holder can be located, notice may be given by posting a copy of the notice on the property or by publication as defined in Section 1-102 of this title. Such notice shall be published one time, not less than ten (10) days prior to any hearing or action by the municipality pursuant to the provisions of this section. If a municipal governing body anticipates summary abatement of a nuisance in accordance with the provisions of paragraph 9 of this subsection, the notice shall state: that any subsequent need for boarding and securing the building within a six-month period after the initial boarding and securing of the building pursuant to such notice may be summarily boarded and secured by the municipal governing body; that the costs of such boarding and securing shall be assessed against the owner; and that a lien may be imposed on the property to secure such payment, all without further prior notice to the property owner or mortgage holder;

2. The owner of the property may give written consent to the municipality authorizing the boarding and securing of such unsecured building and to the payment of any costs incurred thereby. By giving written consent, the owner waives any right the owner has to a hearing by the municipal governing body;

3. If the property owner does not give written consent to such actions, a hearing may be held by the municipal governing body to determine whether the boarding and securing of such unsecured building would promote and benefit the public health, safety or welfare. Such hearing may be held in conjunction with a hearing on the accumulation of trash or the growth of weeds or grass on the premises of such unsecured building held pursuant to the provisions of paragraph 3 of subsection A of Section 22-111 of this title. In making such determination, the governing body shall apply the following standard: the governing body may order the boarding and securing of the unsecured building when the boarding and securing thereof would make such building less available for transient occupation, decrease a fire hazard created by such building, or decrease the hazard that such building would constitute an attractive nuisance to children.

Upon making the required determination, the municipal governing body may order the boarding and securing of the unsecured building;

4. After the governing body orders the boarding and securing of such unsecured building, the municipal clerk shall immediately file a notice of unsecured building and lien with the county clerk describing the property, stating the findings of the municipality at the hearing at which such building was determined to be unsecured, and stating that the municipality claims a lien on the property for the costs of boarding and securing such building and that such costs are the personal obligation of the property owner from and after the date of filing the notice;

5. Pursuant to the order of the governing body, the agents of the municipality are granted the right of entry on the property for the performance of the boarding and securing of such building and for the performance of all necessary duties as a governmental function of the municipality;

6. After an unsecured building has been boarded and secured, the governing body shall determine the actual costs of such actions and any other expenses that may be necessary in conjunction therewith including the cost of the notice and mailing. The municipal clerk shall forward a statement of the actual costs attributable to the boarding and securing of the unsecured building and a demand for payment of such costs, by mail to any property owners and mortgage holders as provided in Section 22-112 of this title. At the time of mailing of the statement of costs to any property owner or mortgage holder, the municipality shall obtain a receipt of mailing from the postal service, which receipt shall indicate the date of mailing and the name and address of the mailer.

If a municipality boards and secures any unsecured building, the cost to the property owner shall not exceed the actual cost of the labor, materials and equipment required for the performance of such actions. If such actions are done on a private contract basis, the contract shall be awarded to the lowest and best bidder;

7. When payment is made to the municipality for costs incurred, the municipal clerk shall file a release of lien, but if payment attributable to the actual costs of the boarding and securing of the unsecured building is not made within thirty (30) days from the date of the mailing of the statement to the owner of such property, the municipal clerk shall forward a certified statement of the amount of the costs to the county treasurer of the county in which the property is located. Once certified to the county treasurer, payment may only be made to the county treasurer except as otherwise provided for in this section. At the time of collection the county treasurer shall collect a fee of Five Dollars (\$5.00) for each parcel of property and such fee shall be deposited to the general fund of the county. The costs shall be levied on the property and collected by the county treasurer as are other taxes authorized by law. Until fully paid, the costs and the interest thereon shall be the personal obligation of the property owner from and after the date the notice of unsecured building and lien is filed with the county clerk. In addition the costs and the interest thereon shall be a lien against the property from the date the notice of the lien is filed with the county clerk. The lien shall be coequal with the lien of ad valorem taxes and all other taxes and special assessments and shall be prior and superior to all other titles and liens against the property. The lien shall continue until the costs and interest are fully paid. If the county treasurer and the municipality agree that the county treasurer is unable to collect the assessment, the municipality may pursue a civil remedy for collection of the amount owing and interest thereon by an action in personam against the property owner and an action in rem to foreclose its lien against the property. A mineral interest if severed from the surface owner, shall not be subject to any tax or judgment lien created pursuant to this section. Upon receiving payment, the municipal clerk shall forward to the county treasurer a notice of such payment and shall direct discharge of the lien;

8. The municipality may designate by ordinance an administrative officer or administrative body to carry out the duties of the governing body specified in subsection C of this section. The property owner or mortgage holder shall have a right of appeal to the municipal governing body from any order of the administrative officer or administrative body. Such appeal shall be taken by filing written notice of appeal with the municipal clerk within ten (10) days after the administrative order is rendered;

9. If a municipal governing body causes a structure within the municipal limits to be boarded and secured, any subsequent need for boarding and securing within a six-month period constitutes a public nuisance and may be summarily boarded and secured without further prior notice to the property owner or mortgage holder. At the time of each such summary boarding and securing, the municipality shall notify the property owner and mortgage holder of the boarding and securing and the costs thereof. The notice

shall state that the property owner may request an appeal with the municipal clerk within ten (10) days after the mailing of the notice. The notice and hearing shall be as provided for in paragraph 1 of this subsection. Unless otherwise determined at the hearing the cost of such boarding and securing shall be determined and collected as provided for in paragraphs 6 and 7 of this subsection;

10. A governing body of any municipality may determine that a building is unsecured and order that such building be boarded and secured in the manner provided for in this subsection even though such building has not been declared, by the governing body, to be dilapidated; and

11. For the purposes of this subsection:

a. "boarding and securing" or "boarded and secured" means the closing, boarding or locking of any or all exterior openings so as to prevent entry into the structure,

b. "unsecured building" shall mean any structure which is not occupied by a legal or equitable owner thereof, or by a lessee of a legal or equitable owner, and into which there are one or more unsecured openings such as broken windows, unlocked windows, broken doors, unlocked doors, holes in exterior walls, holes in the roof, broken basement or cellar hatchways, unlocked basement or cellar hatchways or other similar unsecured openings which would facilitate an unauthorized entry into the structure, and

c. "unfit for human occupancy" means a structure that due to lack of necessary repairs is considered uninhabitable and is a hazard to the health, safety, and welfare of the general public.

D. The provisions of this section shall not apply to any property zoned and used for agricultural purposes.

Historical Data

Added by Laws 1984, HB 1669, c. 126, § 43, eff. November 1, 1984; Amended by Laws 1986, SB 214, c. 257, § 1, eff. November 1, 1986; Amended by Laws 1988, HB 1770, c. 152, § 2, eff. November 1, 1988; Amended by Laws 1990, HB 1801, c. 253, § 3, emerg. eff. May 22, 1990; Amended by Laws 1997, HB 1566, c. 83, § 2, eff. November 1, 1997 ([superseded document available](#)) ; Amended by Laws 2000, HB 858, c. 82, § 3, eff. November 1, 2000 ([superseded document available](#)).

Citationizer® Summary of Documents Citing This Document

Cite Name	Level
Oklahoma Session Laws - 2000	
Cite	Name
2000 O.S.L. 82 , 2000 O.S.L. 82 ,	[SB 858] - An Act relating to cities and towns; amending 11 O.S. 1991, Sections 22-111, (11 O.S. Supp. 1999, Sections 22-111, 22-112 and 22-112.1), which relate to cleaning and mowing of property and dilapidated buildings and delinquent installments, etc.
	Level
	Discussed
Title 11. Cities and Towns	
Cite	Name
11 O.S. 22-112 ,	Condemnation of Dilapidated Buildings - Notice -
	Level
	Discussed

Cite Name	Level
	Removal - Lien

Citationizer: Table of Authority

Cite Name	Level	
Title 11. Cities and Towns		
Cite	Name	Level
11 O.S. 1-102,	Definitions	Cited
11 O.S. 22-111,	Cleaning and Mowing of Property - Hearing - Costs - Lien	Discussed
11 O.S. 22-112,	Condemnation of Dilapidated Buildings - Notice - Removal - Lien	Discussed at Length

DEC 29 2016

Received

Claude Warren McCullar

918-470-7650

Re: 1108 E. Kiowa

To whom it may concern;

I own the house at 1108 East Kiowa. I am currently in a lawsuit filed by my lawyer, Steve Mausell.

We are suing Farmers Insurance for recommending a contractor to do fire restoration on this residence.

The contractor was cutting corners and not repairing the house up to codes. He walked off the job after I told him his work was not satisfactory. He took my money, therefore, I can not finish the house at this time. I respectfully request more time to continue with my legal matters.

Thank You,



Warren McCullar

1811 West Birch Avenue
Duncan, OK 73533
December 30, 2016

Community & Economic
Development Department

JAN 03 2017

Received

Community and Economic Development Department
McAlester City Council
Municipal Building
28 East Washington
McAlester, OK 74501

RE: Property at 422 South 5th Street

ATTN: Community and Economic Development Department,
McAlester City Council and George Estrada:

Your letter concerning the dangerous structure of the above property was not received until late today, December 30, 2016. Due to holiday mail schedule, my written response might not arrive by January 3, 2017. I called Mr. George Estrada with this information. He said he would make a note that I had called.

An agreement has been made between a local businessman and myself to buy this property. It is my understanding that he plans to demolish the house. He is only interested in the lot. He has the equipment and personnel to clear the area and get rid of all the debris.

Documentation can be furnished upon closing. Please consider this information as a request for delay of any further immediate action. This sale is important to me and to the buyer.

Thank you for your consideration.

Sincerely,



WILLA DEAN SARSFIELD

Telephone: 918-424-9037
Residence: Duncan, Oklahoma



McAlester City Council

AGENDA REPORT

Meeting Date:	January 10, 2017	Item Number:	3
Department:			
Prepared By:	Kevin Hardwick, Eng. Tech.	Account Code:	
Date Prepared:	January 4, 2017	Budgeted Amount:	
		Exhibits:	1

Subject

Consider and act upon, authorizing the Mayor to sign the Contractor's Final Pay Estimate No. 1 for the contract with Rocking "O" Construction for construction of Washington Bridge Sidewalk and Railing and accept the project as completed.

Recommendation

Motion to approve final payment of \$25,000.00 for the Washington Bridge Sidewalk and Railing Project to Rocking "O" Construction and accept the project as completed.

Discussion

This project consisted of removing and replacing the damaged sidewalk and railing at the Northeast end of the Washington Ave. bridge.

Approved By

	Initial	Date
Department Head		01/10/17
City Manager	P. Stasiak <i>PJS</i>	1-5-17

Contractor's Application for Payment No.

		Application Period: Final	Application Date: 12/28/16
To (Owner): City of McAlester	From (Contractor): Rocking U Construction, LLC	Via (Engineer): Infrastructure Solutions Group, LLC	
Project: Washington Avenue Bridge - Sidewalk Repair	Contract: 		
Owner's Contract No.: N/A	Contractor's Project No.: N/A	Engineer's Project No.: MC-16-19	

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE..... \$ **\$25,000.00**
2. Net change by Change Orders..... \$ **\$25,000.00**
3. Current Contract Price (Line 1 + 2)..... \$ **\$25,000.00**
4. TOTAL COMPLETED AND STORED TO DATE
(Column F on Progress Estimate)..... \$ **\$25,000.00**
5. RETAINAGE:
 - a. ☒ Work Completed..... \$ **\$25,000.00**
 - b. ☒ Stored Material..... \$ **\$25,000.00**
 - c. Total Retainage (Line 5a + Line 5b)..... \$ **\$25,000.00**
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... \$ **\$25,000.00**
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ **\$25,000.00**
8. AMOUNT DUE THIS APPLICATION..... \$ **\$25,000.00**
9. BALANCE TO FINISH, PLUS RETAINAGE
(Column G on Progress Estimate + Line 5 above)..... \$ **\$25,000.00**

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (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.

By:

[Signature]

Date:

12/28/16

Payment of: \$ **\$25,000.00**

is recommended by: *[Signature]* (Line 8 or other - attach explanation of the other amount)
(Engineer) 1/3/17
(Date)

Payment of: \$ **\$25,000.00**
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

Progress Estimate

Contractor's Application

For (contract):						Application Number:				
Washington Avenue Bridge - Sidewalk Repair MC-16-19						Final				
Application Period:						Application Date:				
Final						12/28/16				
A				B	C	D	E	F		G
Item		Bid Quantity	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F) B	Balance to Finish (B - F)
Bid Item No.	Description									
1	Repair Sidewalk	1	\$25,000.00	\$25,000.00	1	\$25,000.00		\$25,000.00	100.0%	
Totals				\$25,000.00		\$25,000.00		\$25,000.00	100.0%	

EJCDC C-620 Contractor's Application for Payment
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Page 2

1-3-17



McAlester City Council

AGENDA REPORT

Meeting Date: January 10, 2017 Item Number: 4
Department: City Council
Prepared By: Robert Karr, Councilman Account Code: _____
Date Prepared: January 4, 2017 Budgeted Amount: _____
Exhibits: 13

Subject

Discussion of possible removal of deed restrictions on City of McAlester Lake Lot 49 at Lake McAlester.

Recommendation

Discussion.

Discussion

Approved By

Initial

Date

Department Head

City Manager

P. Stasiak

PJS

1-5-17

JOINT TENANCY
WARRANTY DEED
(CORPORATION FORM)

KNOW ALL MEN BY THESE PRESENTS:

That The City of McAlester,

a Municipal corporation, party of the first part,
in consideration of One thousand and three 00/100 (\$1,003.00) dollars
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant,
bargain, sell and convey unto Raymond A. Fields and V. Sue Fields
(husband and wife)

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the
survivor, parties of the second part, the following described real property and premises situate in Pittsburg
County, State of Oklahoma, to-wit:

Two parcels of land in the NE/4 NW/4 of Section 2, T6N, R14E. These two parcels shall
be considered as a single tract and shall not be separated nor subdivided by the grantee or
his assigns. The two parcels which form this single tract are identified herein as Parcel
1 and Parcel 2. Each Parcel is separately and further described as follows:
Parcel 1. Begin at the Northeast corner of the NW/4 of Section 2, T6N, R14E, from a
bearing of N89°57'W along the North line of said NW/4 of Section 2, thence S44°55'42"W a
distance of 1034.65 feet to the Northeast corner of Parcel 1, the Point of Beginning for
Parcel 1; thence S83°12'31"W a distance of 86.20 feet; thence S18°00'39"W a distance of
220.77 feet; thence S84°34'44"E a distance of 164.35 feet; thence N02°22'35"W a distance of
235.84 feet to the Point of Beginning for Parcel 1, said Parcel 1 containing 0.64 acres
more or less.

and
Parcel 2. Begin at the Southeast corner of Parcel 1, thence South 30.43 feet; thence
East 79.81 feet across Lake Road as it existed on September 20, 1991 to the Southwest cor-
ner of Parcel 2, the Point of Beginning for Parcel 2; thence S82°16'10"E a distance of
212.70 feet; thence N05°42'21"W a distance of 157.91 feet; thence N82°16'10"W a distance of
212.70 feet; thence S5°42'21"E a distance of 157.91 feet to the Point of beginning for Par-
cel 2, said Parcel 2 containing 0.75 acres more or less.

In addition to the general Deed Restrictions which form a part of this Deed, the fol-
lowing specific restrictions apply specifically and separately to Parcel 1 only:
1. Use of Parcel 1 shall be restricted to temporary intermittent occupancy for recre-
ational use only and not for permanent residence.
2. No permanent residence shall be installed or constructed on Parcel 1.

Parcels 1 and 2 which compose this tract contain 1.39 acres more or less and incorpo-
rate that land identified as City of McAlester Lake Lot No. 49 at Lake
McAlester.

and warrant the title to the same. All mineral rights are reserved and retained by the
City of McAlester.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part,
as such joint tenants, and to the 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 incumbrances of whatsoever nature other than Deed Restrictions one (1)
through nine (9) and Easements shown on the two sheets attached hereto. All Deed Restric-
tions and Easements form an integral part of this Deed and shall be recorded therewith, and
shall go in perpetuity with the land forever.

Signed and delivered this 2nd day of October, 19 91.

ATTEST:

Bobbie Lanz
Bobbie Lanz, City Clerk

CITY OF McALESTER
A Municipal Corporation
By Thomas E. Glenn
Thomas E. Glenn, Mayor

CORPORATION ACKNOWLEDGMENT—(OKLAHOMA FORM)

STATE OF Oklahoma County of Pittsburg, SS.

On this 2nd day of October, 19 91, before me, a Notary Public in
and for the said County and State, personally appeared Thomas E. Glenn
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 President 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 corporation, for the uses and purposes therein set forth.

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

My commission expires 2-22-93 Betty L. Hawkins, Notary Public.

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SALE OF LAKE LOTS

Deed Restrictions

1. Occupancy of the tract shall be restricted to use for single family residential housing and/or recreational purposes.
2. Commercial and industrial use of the property is prohibited.
3. Agricultural use shall be restricted to home vegetable and flower gardening, and landscaping. No domestic animals other than household pets will be domiciled on the property, either for market or home use.
4. All disposal of both liquid and solid wastes generated or deposited on the property shall be disposed of in accordance with applicable law, and with regulations and standards of the Oklahoma State Department of Health.
5. The City grants an access easement to the grantee, his heirs and assigns, across City property as described elsewhere in the deed.
6. The City reserves to itself a perpetual easement for lake maintenance and operation and incidental official use.
7. This property shall not be further sub-divided and/or sold to multiple owners for the purpose of construction of more than one residence on the property, nor for any other reason. This restriction does not preclude out buildings and trailers for use as garages, store rooms, recreational workshops, etc.
8. All conditions and authorities as set forth in City ordinances and applicable state and federal law which apply to management of the McAlester Water District (McAlester Code of Ordinances, Chapter 31, Article IV) as they exist and as they may be amended govern occupancy and use of this tract. Such laws, regulations, and ordinances are and continue to remain in effect and nothing in this deed relieves the grantee, his heirs or assigns, of responsibilities under the lake and watershed management laws as they apply to protection of the water supply of the City of McAlester.
9. This property is transferred subject to all existing utility and road easements of record, if any, and such easements remain in full force and effect.

EASEMENTS

The City reserves and retains unto itself a perpetual easement for purposes of lake maintenance and operations; and for access by City employees and agents thereof, and other public officials, employees and agents in pursuit of their official duties. Such easement is described as follows:

All land within the boundaries of the tract, if any, which lie at and below elevation 621.00 feet, the elevation of the spillway of the lake being 620.00 feet, and all land within the boundaries of the tract which are included in a strip of land fifty feet (50 ft.) in horizontal width which lies above elevation 621.00 feet along the boundary nearest to the lake.

No permanent improvements shall be constructed upon this easement. For purposes defining use of this easement, fences shall be considered temporary and movable improvements.

The City grants a perpetual easement for the purpose of providing access to the lake and for recreational use by the occupant of the tract. Such easement is described as follows:

All land which lies directly between the boundary of the property nearest the water and waters edge.

Use and occupancy of this easement shall be for the purpose of providing access to the lake by the occupant of the tract; for recreation activities; construction of waterfront facilities approved by the City; gardening and landscaping; and temporary above ground improvements. No permanent structures including fences, shall be built on this easement.

Granting of this easement does not preclude emergency use of City owned land within the easement by boats in distress and occupants thereof, nor by City authorities and employees, duly authorized agents of the City, nor other public officials, employees, and agents in pursuit of their official duties.

Maintenance, landscaping, and mowing of the easement shall be the responsibility of the grantee except that no trees on City property shall be cut without prior approval of the City.

OKLAHOMA STATE DEPARTMENT OF HEALTH

ENVIRONMENTAL HEALTH SERVICES

SOIL REPORT FOR ON-SITE SEWAGE DISPOSAL

Appraisal of sites for soil absorption systems MUST be performed by a
Registered Professional Engineer, Registered Land Surveyor or
Registered Professional Sanitarian.

Application for (check one): Individual Site ☒ Metes & Bounds Development ☐ Chapter 120 ☐

Name of Applicant Ramond and V. Sue Fields

Address of Applicant 3134 North B., McAlester, OK 74501

Pittsburg
(County in which property is located)

Complete legal description of property (include lot and block number, sub-division, city, etc.)

Lot 49 at Lake McAlester, Sec. 2, T 6 N, R 14 E

Finding Location of Property: _____

Lot area _____ sq. ft. Size _____ ft. x _____ ft. Number of acres 0.75

Design data: Residence, number of bedrooms 2 Chapter 120 - Facility Served _____

Estimated gallons of flow per day for the above system 200

Water supply from: Community system ☒ Non-Community system _____ Individual wells _____

Person performing pre-soak requirements Raymond Fields 4 hr. _____ Overnight ☒

PERCOLATION RATE, minutes/inch

Test Hole	Average Time Required	Test Hole	Average Time Required
1	<u>5 min.</u>	4	_____
2	<u>40 min.</u>	5	_____
3	<u>5 min.</u>	6	_____

Percolation rate for site 40 min.

Date of soil test 9-24-91

Date Received _____

Core Test

Use the following terms to describe soil: Rock, Gravel, Sand, Sandy Loam, Loam, Silt Loam, Silt, Clay Loam, Clay

1. 1" to 12" Loam, Sandstone 4. 36" to 48" _____
2. 12" to 24" Sandy Clay, Sandstone, Gravel 5. 48" to 60" _____
3. 24" to 36" _____ 6. 60" to 72" _____

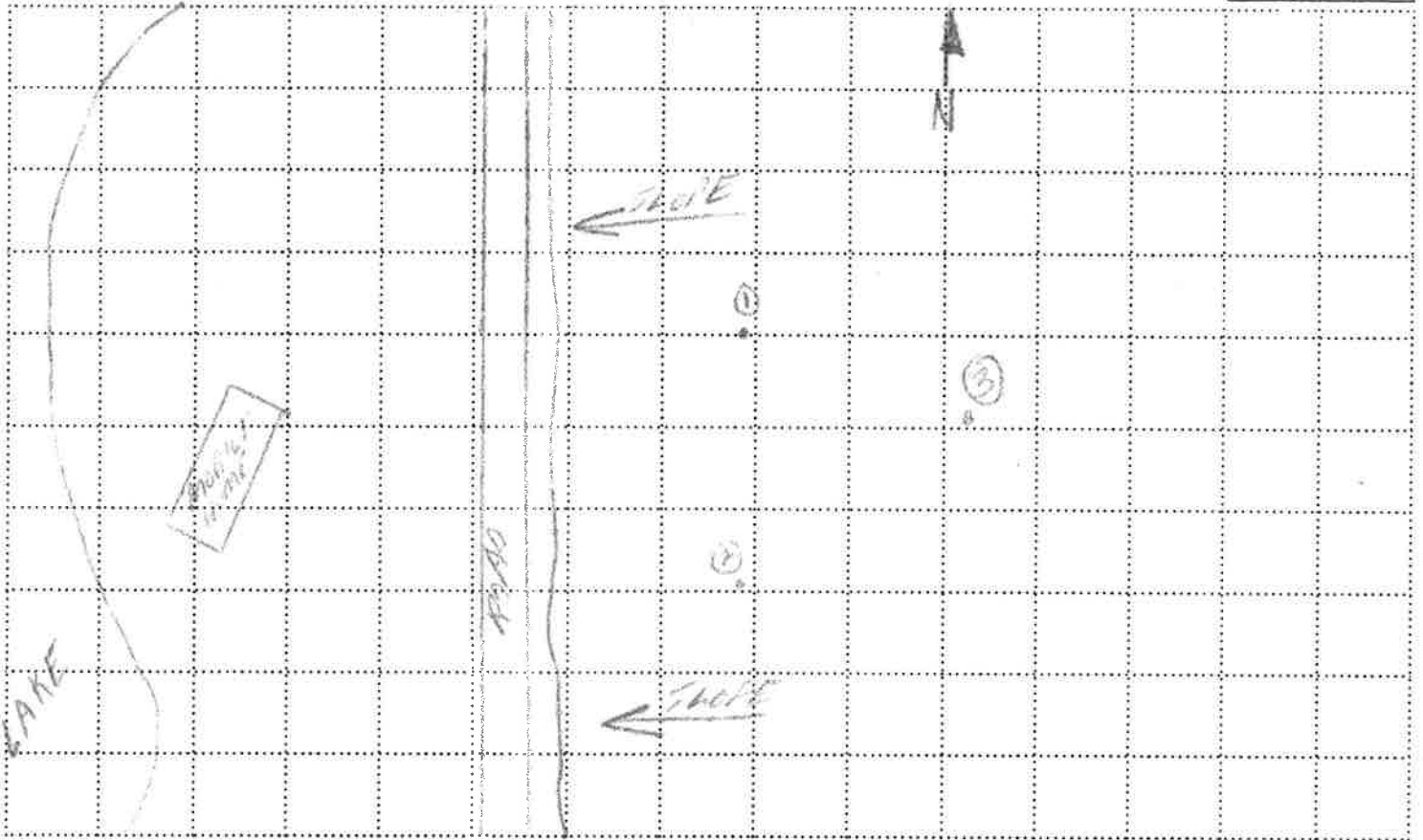
SCS Soil Map information /Limitations _____

Water table elevation/Other information _____

Core Test Performed By: _____

SKETCH LAYOUT OF LOT BELOW

SCALE: _____
NOT TO SCALE: X



THIS REPORT IS NOT THE FINAL INSPECTION
DO NOT COVER SYSTEM UNTIL FINAL INSPECTION HAS BEEN MADE

Check list for lot plan:	Property Dimensions	Y	<u> </u>	N	<u>X</u>	N/A	<u> </u>	Structures	Y	<u>X</u>	N	<u> </u>	N/A	<u> </u>
	Streets	Y	<u>X</u>	N	<u> </u>	N/A	<u> </u>	Water Well/Lines	Y	<u> </u>	N	<u>X</u>	N/A	<u> </u>
	Sewage System Layout	Y	<u> </u>	N	<u>X</u>	N/A	<u> </u>	Bodies of Water	Y	<u>X</u>	N	<u> </u>	N/A	<u> </u>

Do distances between the proposed system and structures/water supplies on adjacent land comply with Bulletin 600 requirements
Y X N

I have examined the above results of the percolation tests and other information developed in connection with this area. All construction shall be in accordance with ODH Bulletin No. 600 and/or ODH Bulletin No. 0587. It is my opinion that the tract described is

- X Suitable for use of individual septic tank, liquid capacity of 1000 gallons with 400 feet of subsurface absorption system.
- Suitable for use of individual septic tank, liquid capacity of gallons with a residential lagoon feet by feet at bottom dimensions.
- Unsuitable for use of individual sewage system.
- Unable to approve for certificate because form is incomplete. The following items need to be included before determination is possible.

Remarks: 2 Bedroom-400' Lateral 3 Bedroom-500' Lateral

Note: The design, construction and installation of each system shall be based upon specific conditions affecting each building lot. Lot plans showing layout of sewage system shall be reviewed and approved by the local health authority prior to start of construction.

To my knowledge the information presented on this document is true and accurate.

Signature [Signature] Title : Reg. No. RS #874

Address 620 South 3rd, McAlester, OK Zip Code 74501

LAKE MCALESTER; Residential Lot Sales

EXCERPTS from RESID. SEWAGE DISPOSAL MAN. OSDH BULL. 600 AMEND. 4-2-87.

This is extremely oversimplified. Planning Commission members may wish to view the manual at the Health Department.

4. SEPTIC TANK SYSTEMS. An individual sewage disposal system shall consist of a septic tank that discharges effluent into an on-site sewage disposal system which complies with these regulations. All wastewater, including laundry and kitchen wastes, must be connected to the sewage disposal system. Design of sewage systems shall be based upon a water usage of 6,000 gallons per month for a two bedroom residence, 8,000 gallons per month for a three bedroom residence and 10,000 gallons per month for a four bedroom residence.

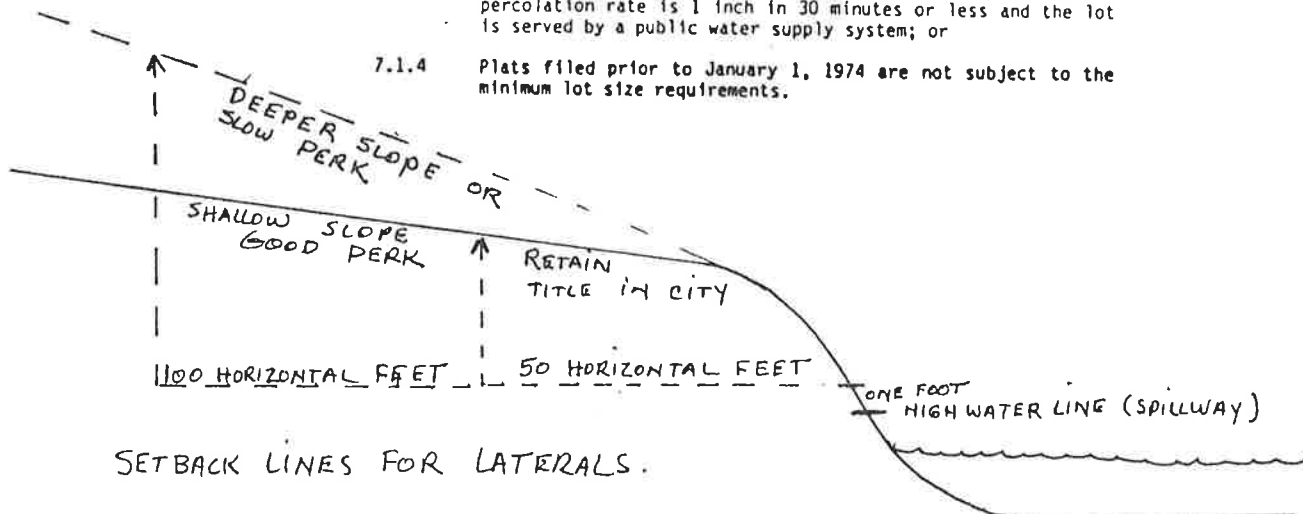
- 4.1 Location. The septic tank shall be located at least 50 feet from any water well or surface water supply. The distance shall be at least 100 feet when the soil at the site of the system exhibits a percolation rate of one inch in less than five minutes, or when the ground slopes toward the well or domestic surface water supply. The septic tank shall be located at least 5 feet from dwellings, garages, water lines, property lines or other structures. Septic tank location should not be under paved areas unless required by site restraints. Under such conditions, provisions must be made to provide access to all manhole/cleanout openings. The tank must be designed to withstand the anticipated loading. A 15 foot separation distance shall be maintained between the septic tank and the top of bank of any stream or the normal pool elevation of an impoundment that is not used for a surface water supply.

7.5 Subsurface Drain Pipe.

- 7.5.1 Perforated pipe shall be located at least 50 feet from any water well or surface water supply. The distance shall be at least 100 feet when the soil at the site exhibits a percolation rate of one inch in less than five minutes, or when the ground slopes toward the well or domestic surface water supply. Perforated pipe shall be 15 feet from water lines, drainage ways greater than two feet in depth and the top of bank of any stream or the normal pool elevation of an impoundment that is not used for a surface water supply. A minimum separation of ten (10) feet must be maintained between perforated pipe and all structures including, but not limited to, driveways, parking lots and other paved areas. A separation of five (5) feet shall be maintained from property lines and septic tanks.

7.1 Minimum Lot Size. (excluding road easements)

- 7.1.1 43,560 square feet (one acre) when the percolation rate is 1 inch in 31 to 60 minutes; or
- 7.1.2 35,000 square feet (just over 3/4 acre) when the percolation rate is 1 inch in 30 minutes or less; or
- 7.1.3 22,500 square feet (just over 1/2 acre) when the percolation rate is 1 inch in 30 minutes or less and the lot is served by a public water supply system; or
- 7.1.4 Plats filed prior to January 1, 1974 are not subject to the minimum lot size requirements.



DEQ Requirements - adopted 2/24/2012

except one that serves an individual residence or duplex, that has an average daily flow of five thousand (5,000) gallons or less.

"Soil profile description" means the identification and characterization of soil at a specific site.

"Soil texture" means the percent by weight of sand, silt, and clay for particles smaller than two millimeters (2 mm) in diameter.

"Storage media" means a natural or manufactured material that provides void spaces for storage and dispersal of effluent in the trenches of a subsurface treatment system.

"Water body" means any reservoir or stream listed in either the most current "Lakes of Oklahoma" or "Water Quality in Oklahoma Integrated Report."

"Water body protection area" means the land area around a water body comprised of Zone 1 and Zone 2.

"Water saturated soil" means soil characterized by either the presence of groundwater or redoximorphic soil features.

"Zone 1" means the land within six hundred sixty feet (660') of the highest normal pool elevation established for a reservoir or within six hundred sixty feet (660') of a stream bed.

"Zone 2" means the land within one thousand three hundred twenty feet (1320') of the highest normal pool elevation established for a reservoir or within one thousand three hundred twenty feet (1320') of a stream bed.

252:641-1-2.1. Authorizations and permits for on-site sewage treatment systems

(a) **Requirement for authorizations and permits.** Before installing a new or modifying an existing on-site sewage treatment system, the installer shall first obtain either:

- (1) DEQ authorization to construct an on-site sewage treatment system under the general permit, the terms of which are the rules of this Chapter; or
- (2) an individual permit to construct an alternative on-site sewage treatment system.

(b) **Applying for authorizations; necessity for permit.**

(1) An installer seeking an authorization to construct a new or modify an existing on-site sewage treatment system shall submit a completed and signed:

- (A) DEQ Form 641-575, "Request for Authorization/Permit to Construct an On-Site Sewage Treatment System" along with the appropriate fee(s) [see 252:641-23 (relating to fees)] to DEQ's Oklahoma City office;
- (B) DEQ Form 641-581P or 641-581SP "Report for On-Site Sewage" to the local DEQ office. The detail needed varies with each system design; guidance will be provided by the local DEQ office; and
- (C) DEQ Form 641-581Cert "Certification Documentation Form" to the local DEQ office.

(2) Any construction or modification design that deviates from the rules in this Chapter will require the installer to apply for an individual permit to construct a new or modify an existing alternative system.

(c) **Applying for permits for alternative systems.** Installers seeking an individual permit to construct a new or modify an existing alternative on-site sewage treatment system shall submit a completed and signed:

- (1) DEQ Form 641-575, "Request for Authorization/Permit to Construct an On-Site Sewage Treatment System" along with the appropriate fee(s) [see 252:641-23 (relating to fees)] to DEQ;
- (2) DEQ Form 641-581P or 641-581SP "Report for On-Site Sewage" to the local DEQ office;
- (3) DEQ Form 641-581Sup., "Supplemental Application for an Alternative On-Site Sewage Treatment System" to the local DEQ office for DEQ's review and approval; and
- (4) DEQ Form 641-581Cert "Certification Documentation Form" to the local DEQ office.

252:641-1-3. General requirements for on-site sewage treatment systems

(a) **Inspections.** All new installations of, modifications to and/or repairs to on-site sewage treatment systems shall be inspected and approved by the DEQ, or installed, self-inspected and approved by a certified installer before new installations, modifications or repairs can be backfilled and/or before

the system may be placed into operation. The installer shall be responsible for requesting any required DEQ inspections.

(b) **Treatment.** On-site sewage treatment systems shall only be used for treatment of sewage, as defined in 252:641-1-2. All sewage must be treated and dispersed according to the rules in this Chapter.

(c) **Ownership.** An on-site sewage treatment system shall be located only where:

(1) all components of the on-site sewage treatment system, which includes tanks, pumps, dispersal fields and collection line(s), are or will be located on property that is:

(A) owned by the owner of the on-site sewage treatment system; and/or

(B) dedicated in a recorded easement for the installation and operation of the on-site sewage system to the owner of the on-site sewage treatment system; or

(2) all components of an on-site sewage treatment system, excluding service lines, are or will be located on property that is:

(A) owned by a municipality, rural water district, rural sewer district or federally recognized tribe; and/or

(B) dedicated to a municipality, rural water district, rural sewer district or federally recognized tribe in a recorded easement for the installation and operation of the on-site sewage system.

(d) **Minimum lot size.** The designer and installer shall comply with the minimum lot size requirements as set forth in Appendix A, Figure 3. Plats recorded before January 1, 1974, are not subject to minimum lot size requirements but systems built in those platted areas must meet the construction requirements of this Chapter.

(e) **Requirement for a dispersal field or lagoon.** All on-site sewage treatment systems shall utilize one of the dispersal fields described in Subchapter 12 or a lagoon described in Subchapter 15.

(f) **Average daily flow.**

(1) Individual on-site sewage treatment systems. The average daily flow for an individual on-site sewage treatment system shall be based on an average water usage of two hundred (200) gallons per day for a residence of two (2) bedrooms or less, with an additional sixty-six (66) gallons per day for each additional bedroom.

(2) **Small public on-site sewage treatment systems.** The average daily flow for small public on-site sewage treatment systems shall be calculated using the estimated average daily flows listed in Appendix F, unless actual flow data or a more accurate estimation method is available or there is seasonal flow variation. When there is seasonal flow variation, the average daily flow shall be calculated using the highest monthly flow in the previous twelve (12) months divided by the number of days in that month.

(g) **Sizing.** All dispersal fields and lagoons shall be sized based on average daily flow using the charts in Appendix H. The size of on-site sewage treatment systems should be increased if the actual or anticipated water usage exceeds the above-stated average.

(h) **Separation distances.** The designer and the installer shall comply with the required vertical separation distances in Appendix A, Figures 1 and 2, and the horizontal separation distances listed in Appendix E.

(i) **Pipe specifications.** All pipe used in on-site sewage treatment systems shall meet or exceed the minimum specifications listed in Appendix C.

(j) **Water body restrictions.** No dispersal field may be installed within Zone 1 of a water body protection area unless it is preceded by a nitrogen reduction system that has been tested and certified by an ANSI accredited third party certifier as meeting the most current ANSI/NSF Standard 245.

252:641-1-4. Operation, repairs and maintenance

(a) **Proper operation.** The owner of an on-site sewage treatment system shall ensure that the system is maintained and operated properly so that:

(1) sewage or effluent from the system is properly treated and does not surface, pool, flow across the ground or discharge to surface waters;

(2) septic tanks, lift stations, low pressure dosing tanks, flow equalization tanks, aerobic treatment units and lagoons shall be maintained so that they do not leak or overflow; and

- (3) the required security measures are intact (e.g., required fences are intact, septic tank lids are intact, manhole covers are properly secured).
- (b) **Malfunctioning systems.** If an on-site sewage treatment system malfunctions, the person owning or otherwise responsible for the system shall take prompt action to repair the malfunctioning system, prevent further violations and remediate the site.

252:641-1-5. Enforcement

Violations of this Chapter are subject to enforcement actions and penalties set forth in 27A O.S. §§ 2-3-502, 2-3-504 and 2-6-206.

SUBCHAPTER 3. SOIL TESTS

Section

- 252:641-3-1. General provisions
252:641-3-2. Percolation test method
252:641-3-3. Linear feet requirements [REVOKED]
252:641-3-4. Soil profile description test method

252:641-3-1. General provisions.

(a) **Requirement for soil test.** A soil test, performed in accordance with this Subchapter, shall be used to identify the dispersal site for all modifications to on-site sewage treatment systems and/or to identify the dispersal site and size the dispersal field for new installations of on-site sewage treatment systems except for:

- (1) lagoons; and
- (2) aerobic treatment systems that utilize spray irrigation when sized for Group 5 soil in the corresponding net evaporation zone.

(b) **Required credentials.** Soil tests may only be performed by Professional Engineers, Professional Land Surveyors, Professional Sanitarians or Professional Environmental Specialists registered to practice in Oklahoma or Soil Scientists as defined in 27A O.S. § 3-1-103(20). Additionally, an individual performing soil profile descriptions must also be either:

- (1) an Environmental Specialist for the DEQ and authorized by DEQ to perform soil profile descriptions; or
- (2) certified by the DEQ to perform soil profile descriptions.

(c) **Submission of soil test results to the DEQ.** When a soil test is required, the results shall be submitted to the local DEQ office on DEQ Form 641-581P or 641-581SP or in a format approved by the DEQ.

(d) **Verification of design.** If there is reason to believe soil test results submitted to DEQ are inaccurate or that there is water saturated soil or soil impervious to boring in any of the test holes at any depth up to thirty-six inches (36"), the system design may be verified by the DEQ. If the results of the verification contradict the proposed design of the system, the DEQ may perform a soil profile description to design the system. Soil tests conducted by DEQ shall supercede the results of any prior soil test completed in the same proposed dispersal site.

(e) **Fill areas and excavation.** If there has been a fill of more than six inches (6") of soil or any excavation over an identified dispersal site, the local DEQ office must be contacted to determine if an additional soil test is needed. Soil tests shall not be performed in major earth fill areas.

252:641-3-2. Percolation test method

(a) **Use of percolation tests.** A percolation test may only be used to identify dispersal sites for conventional subsurface absorption fields. Percolation tests, including pre-existing ones, may not be used to identify dispersal sites for on-site sewage systems:

- (1) in scenic river corridors, unless documentation that the site is not located within the scenic river watershed is provided to DEQ; and
- (2) in Zone 2 of a water body protection area.

(b) **Test hole requirements.** The following test hole requirements shall be met for percolation tests:

- (1) **Configuration.** Three test holes shall be placed in the proposed dispersal site at the approximate corners of an isosceles triangle having two (2) sides fifty feet (50') long and one side seventy-five feet (75') long. If the dispersal field will cover an area larger than ten thousand square feet (10,000 ft²), then one additional test hole shall be used for each additional five thousand square feet (5,000 ft²). Additional test holes shall not be placed within fifty feet (50') of any other test hole and shall be located between fifty to seventy-five feet (50'-75') from one of the other test holes. The DEQ may approve or require alternative configurations.
- (2) **Size.** Test holes shall be dug or bored, four to twelve inches (4"-12") in diameter with vertical sides to a depth of at least twenty-four inches (24") and no more than thirty-six inches (36"). All test holes in the proposed dispersal site shall be the same depth. Test holes shallower than twenty-four inches (24") may be used to design conventional subsurface absorption fields under the alternative system approval process.
- (3) **Soil surfaces.** The bottoms and sides of the test holes shall be scratched with a sharp-pointed instrument to relieve any smeared soil surfaces. Loose material shall be removed from the hole prior to commencing the presoak.
- (4) **Prohibitions.** Test holes dug through animal burrows, root channels or soil that is cracked due to dry weather conditions shall not be used.
- (c) **Presoak period.** The presoak period shall commence no earlier than twenty-four (24) hours prior to the start of the percolation test procedure. Each test hole shall be presoaked by filling them with water and refilling them as necessary to maintain a water depth of at least twelve inches (12") for at least four (4) hours. When it is impossible to maintain a water depth of at least twelve inches (12") during the entire presoak period due to an excessive percolation rate, then the hole is deemed unacceptable and may not be:
- (1) used to calculate the percolation rate for the dispersal site; and
 - (2) located in the dispersal site for a conventional subsurface absorption field.
- (d) **Calculating the percolation rate for each hole.** At the completion of the presoak, the depth of the water shall be adjusted to ten inches (10") above the bottom of each test hole. A fixed reference point shall be established at or above the initial water level. Using the fixed reference point, the level of the water in each hole shall be measured and recorded. After seventy-five (75) minutes, the number of inches the water level has dropped in each hole shall be measured and recorded. To calculate the percolation rate for each individual hole, divide seventy-five (75) minutes by the number of inches the water level has dropped. Any hole that exhibits a percolation rate of greater than seventy-five (75) minutes per inch is deemed unacceptable and may not be:
- (1) used to calculate the percolation rate for the dispersal site; and
 - (2) located in the dispersal site for a conventional subsurface absorption field.
- (e) **Calculating the percolation rate for the dispersal site.** If the rates of any two (2) test holes in the proposed dispersal site vary by more than fifteen (15) minutes, the percolation rate for the dispersal site shall be considered the rate of the slowest test hole. Otherwise, the percolation rate for the dispersal site shall be determined by averaging the percolation rates for the three (3) test holes and then rounding the result to the nearest whole number. If there are more than three (3) test holes in the proposed dispersal site, then the percolation rate must be calculated using the three (3) slowest percolation rates.
- (f) **Sizing the dispersal field.** The percolation rate for the dispersal site shall be used in conjunction with the charts in Appendix H, Figures 1 and 4 to size the conventional subsurface absorption field. The chart in Appendix H, Figure 2 may be used to size conventional subsurface absorption fields utilizing chambers when designed using a percolation test.
- (g) **Information to be reported.** The following information must be reported to the DEQ on DEQ Form 641-581P, "Report for On-Site Sewage Treatment" or in a format approved by the DEQ:
- (1) Property owner's name(s);
 - (2) Address or finding directions for property;
 - (3) Legal description of property, including lot and block number when available;
 - (4) Lot size in square feet or acres;
 - (5) Whether the system will be an individual or small public on-site sewage treatment system;
 - (6) The estimated or actual average daily flow for the system as certified on DEQ Form 641-

- 581Cert "Certification Documentation Form";
- (7) Whether the water supply for the property is public or private;
 - (8) The location of each test hole (identified from two fixed reference points);
 - (9) The depth and percolation rate, along with the depth to groundwater if encountered, for all test holes in the proposed dispersal field;
 - (10) The percolation rate for the dispersal site;
 - (11) The size of the septic tank, the minimum length of the conventional subsurface absorption field, and the minimum and maximum depth of the trenches;
 - (12) The name and signature of the person performing the pre-soak;
 - (13) The name, signature and registration number of the person conducting the percolation test; and
 - (14) The date the percolation test was conducted.

252:641-3-3. Linear feet requirements [REVOKED]

252:641-3-4. Soil profile description test method

(a) **Test hole requirements.** Test holes may be augered borings, continuous core borings, or excavated pits.

(1) **Borings.** If borings are used, three test holes shall be placed in the proposed dispersal site at the approximate corners of an isosceles triangle having two (2) sides fifty feet (50') long and one side seventy-five feet (75') long. If the dispersal field will cover an area larger than ten thousand square feet (10,000 ft²), then one additional test hole shall be used for each additional five thousand square feet (5,000 ft²). Additional test holes shall not be placed within fifty feet of any other test hole and shall be located between fifty to seventy-five feet (50'-75') from one of the other test holes. The DEQ may approve or require alternative configurations. Borings shall allow for the classification of the soil in six-inch intervals and shall be bored to a minimum depth of forty-eight inches (48") or until one of the following is encountered first:

- (A) a layer that is impervious to boring;
- (B) a six-inch interval classified as a Group 5 soil; or
- (C) water saturated soil.

(2) **Pits.** If excavated pits are used, three (3) pits shall be placed in the proposed dispersal site at the approximate corners of an isosceles triangle having two (2) sides fifty feet (50') long and one side seventy-five feet (75') long. If the dispersal field will cover an area larger than ten thousand square feet (10,000 ft²), then one additional test hole shall be used for each additional five thousand square feet (5,000 ft²). Additional test holes shall not be placed within fifty feet of any other test hole and shall be located between fifty to seventy-five feet (50'-75') from one of the other test holes. The DEQ may approve or require alternative configurations. Pits shall:

- (A) have a depth of a minimum of forty-eight inches (48"), unless rock or water saturated soil is encountered at a shallower depth;
- (B) be a minimum of thirty-six inches (36") wide and sixty inches (60") long; and
- (C) have one end sloped or stepped to allow for entry.

(b) **Identification of limiting layers.** The shallowest limiting layer encountered in the test holes shall be the limiting layer for the entire dispersal site. The following are considered limiting layers and shall be identified by depth on DEQ Form 641-581SP, "Report for On-Site Sewage Treatment:"

- (1) a layer that is impervious to boring;
- (2) a six-inch interval classified as a Group 5 soil; and
- (3) water saturated soil.

(c) **Verifying limiting layers using pits.** Limiting layers may be verified using an excavated pit. The results of the pit(s) shall override the results of borings completed in the same proposed dispersal site.

(d) **Classifying soil intervals.** For each test hole, the soil group for each six-inch interval between the surface and the bottom of the test hole shall be identified using the guidelines found in the "DEQ/OSU Soil Classification Manual" and classified as one of the soil groups in Appendix B.

(e) **Determining the soil group for the separation range.** The soil group for the separation range

establishes the required vertical separation between the dispersed effluent and the limiting layer. The separation range consists of the three (3) six-inch intervals above the interval containing a limiting layer or, if no limiting layer was identified, the separation range shall be the three (3) six-inch intervals above the bottom of the test hole. To determine the soil group for the separation range:

- (1) Select the test hole in the dispersal site with the lowest clay content in the separation range; and
 - (2) Identify and record the most prevalent soil group in the separation range for that test hole.
- (f) **Identifying dispersal field options.** Based on the soil group identified in (e) of this Section, use Appendix A, Figure 1 to identify suitable dispersal fields along with their minimum separations distances from the limiting layer.
- (g) **Sizing the dispersal field(s).** Each suitable dispersal field shall be sized as follows:
- (1) **Determining sizing range.** Select the test hole in the dispersal site with the highest clay content in the sizing range for the chosen dispersal field. The applicable sizing range for each type of dispersal field is as follows:
 - (A) **Conventional subsurface absorption fields.** The sizing range for conventional subsurface absorption fields is the three (3) six-inch intervals between twelve inches (12") and thirty inches (30").
 - (B) **Low pressure dosing fields.** The sizing range for low pressure dosing fields is the three (3) six-inch intervals between twelve inches (12") and thirty inches (30").
 - (C) **ET/A fields.** The sizing range for ET/A fields is the three (3) six-inch intervals between twelve inches (12") and thirty inches (30").
 - (D) **Shallow extended subsurface absorption fields.** The sizing range for shallow extended subsurface absorption fields is the three (3) six-inch intervals between six inches (6") and twenty-four inches (24").
 - (E) **Drip irrigation fields.** The sizing range for drip irrigation fields is the three (3) six-inch intervals between ground level and eighteen inches (18").
 - (F) **Spray irrigation fields.** The sizing range for spray irrigation fields is the three (3) six-inch intervals between ground level and eighteen inches (18").
 - (2) **Identifying soil group in sizing range.** Determine the most prevalent soil group in the sizing range for the test hole selected in (1) of this subsection;
 - (3) **Sizing dispersal field.** Based on the soil group identified in (2) of this subsection, size the dispersal field using the charts in Appendix H, Figures 3 and 5-22; and
 - (4) **Sizing additional dispersal field options.** Repeat (1) through (3) of this subsection for each dispersal field option.
- (h) **Information to be reported.** The following information must be reported to DEQ on DEQ Form 641-581SP, "Report for On-Site Sewage Treatment":
- (1) Property owner's name(s);
 - (2) Address or finding directions for property;
 - (3) Legal description of property including block and lot number when available;
 - (4) Lot size in square feet or acres;
 - (5) Whether the system will be an individual or small public on-site sewage treatment system;
 - (6) The estimated or actual average daily flow for the system as certified on DEQ Form 641-581 Cert "Certification Documentation Form";
 - (7) Whether the water supply for the property is public or private;
 - (8) The location of each test hole (identified from two fixed reference points);
 - (9) The soil group for each six-inch interval between ground level and the bottom of each test hole in the proposed dispersal field;
 - (10) The depth and description of any soil impervious to boring or water saturated soil layer in each test hole located in the proposed dispersal field;
 - (11) Depth of limiting layer for entire dispersal field;
 - (12) The test hole number used to identify the separation range and the soil group of the separation range in the proposed dispersal field;
 - (13) For each suitable dispersal fields or system(s) identified provide the following:
 - (A) the test hole number used to determine the sizing range;

- (B) the soil group of the sizing range; and
- (C) the minimum sizing and installation criteria for the dispersal field or system;
- (14) The name, signature and registration number of the person conducting the soil profile description;
- (15) The date the soil profile description was conducted; and
- (16) Check box indicating whether or not dispersal field will be located in Zone 1 of a water body protection area.

SUBCHAPTER 5. BUILDING SEWER AND COLLECTION SYSTEMS

Section

252:641-5-1. General provisions

252:641-5-2. Installation

252:641-5-1. General provisions

- (a) The pipe used for building sewer and collection lines shall comply with the pipe specifications as set forth in Appendix C.
- (b) The joints of all solid pipe shall be sealed to be watertight.

252:641-5-2. Installation

- (a) **Minimum fall.** The following minimum fall requirements shall be met:
 - (1) **Three-inch and four-inch pipe.** Pipe having a diameter of three inches (3") or four inches (4") that delivers sewage to a septic tank or a trash tank shall be installed with a minimum fall of one-eighth inch (1/8") per foot.
 - (2) **Six-inch pipe.** Pipe having a diameter of six inches (6") that delivers sewage to a septic tank or a trash tank shall be installed with a minimum fall of one-sixteenth inch (1/16") per foot.
- (b) **Cleanouts.** For all pipe located upstream of a septic tank, a two-way cleanout or two-way cleanout assembly shall be installed:
 - (1) Within five feet (5') from where the plumbing stubs out of the building or appurtenance to the building;
 - (2) Within five feet (5') after each change in direction of more than forty-five degrees (45°);
 - (3) For each one-hundred-foot interval of straight pipe.

Nothing in this paragraph shall require the installation of more than one (1) two-way cleanout or two-way cleanout assembly per one-hundred-foot (100') section of straight pipe. For purposes of this paragraph, straight pipe is pipe that does not have any change of direction of more than forty-five degrees (45°).

SUBCHAPTER 7. SEPTIC TANKS

Section

252:641-7-1. General provisions

252:641-7-2. Types of tanks

252:641-7-3. Design

252:641-7-4. Liquid capacity

252:641-7-1. General provisions

- (a) Once installed, the tops of septic tanks shall have no more than one inch (1") variation in elevation from side to side and end to end.
- (b) Septic tanks shall be constructed to prevent sewage from leaking out of the tank and to prevent the infiltration of water into the tank.
- (c) Appendix I illustrates the requirements for a septic tank.

252:641-7-2. Types of tanks

- (a) **Concrete tanks.** Concrete tanks shall be reinforced with rebar or fiber, and constructed of a mix

which demonstrates a twenty-eight-day compressive strength of four (4) thousand pounds per square inch (4,000 psi). They may be poured in place or precast, but, in either case, shall be monolithically poured and mechanically vibrated.

(b) **Fiberglass and plastic tanks.** Fiberglass and plastic tanks shall meet either IAPMO or CSA standards for septic tanks and shall be installed according to the manufacturer's recommendations. If the tank does not bear the IAPMO or CSA mark, then DEQ will require the installer to submit documentation from IAPMO or CSA stating the tank meets the above standards.

252:641-7-3. Design

(a) **Compartments.** A septic tank may consist of one (1) or two (2) compartments. All septic tanks shall have a removable lid or a manhole opening of at least twenty inches (20") in diameter or, if rectangular, having no side less than twenty inches (20") in length over each compartment. All lids and manholes shall be sealed to prevent leakage.

(b) **Two-compartment tanks.** The passage in the common wall of two-compartment tanks shall be located below the liquid level and between twenty percent (20%) to forty percent (40%) of the liquid depth. There shall be a vent through the common wall.

(c) **Inlets and outlets.** The outlet of the septic tank shall be two inches (2") lower than the inlet of the septic tank. Baffles for inlets and outlets shall be constructed and located as follows:

(1) **Construction.** Baffles shall be used on all inlet and outlet lines. Cleanout openings shall be located directly above the inlet and outlet baffles. Inlets and outlets shall have a watertight seal.

(2) **Location.** All baffles shall extend to within two inches (2") of the top of the septic tank.

(A) **Inlet.** Inlet baffles shall extend at least six inches (6") below the liquid depth of the septic tank.

(B) **Outlet.** Outlet baffles shall extend below the liquid level by twenty percent (20%) to forty percent (40%) of the liquid depth.

(d) **Precast concrete tanks.** Precast concrete tanks shall have a minimum:

(1) wall thickness of two and one-half inches (2-1/2");

(2) bottom thickness of three inches (3"); and

(3) cover thickness of three and one-half inches (3-1/2").

(e) **Poured-in-place concrete tanks.** Poured-in-place concrete tanks shall have a minimum:

(1) wall thickness of six inches (6");

(2) bottom thickness of three inches (3"); and

(3) cover thickness of four inches (4").

252:641-7-4. Liquid capacity

(a) **Individual on-site sewage treatment system.** A septic tank used in an individual on-site sewage treatment system for a residential unit with four (4) or fewer bedrooms shall have a liquid capacity of at least one thousand (1,000) gallons. An additional two hundred and fifty (250) gallons of capacity must be added for each additional bedroom.

(b) **Small public sewage system.** The liquid capacity for a septic tank used in a small public sewage system shall be equal to or greater than the average daily flow plus fifty percent (50%), but in no case shall it be less than one thousand (1,000) gallons.

(c) **Two-compartment tanks.** The capacity of the influent compartment of a two-compartment tank shall not be less than one-half (1/2) nor more than two-thirds (2/3) of the total required liquid capacity of the tank.

(d) **All septic tanks.** All septic tanks shall be designed to have:

(1) a liquid depth of at least three feet (3') but not more than six and one-half feet (6-1/2'); and

(2) an air space of eight inches (8") or more inside the tank.

SUBCHAPTER 9. PUMP TANKS

Section

252:641-9-1. General provisions

252:641-9-2. Sizing

252:641-9-3. Pump controls

252:641-9-4. Dosing requirements [AMENDED AND RENUMBERED TO 252:641-9-3]

252:641-9-1. General provisions

(a) **Primary settling.** All sewage entering a pump tank (i.e., a lift station, a flow equalization tank or a low pressure dosing tank) must first pass through a septic tank or a trash tank for primary settling.

(b) **Pump tank design and construction.** Pump tanks shall:

- (1) be constructed to prevent sewage from leaking out of the tank and to prevent the infiltration of water into the tank;
- (2) when made of concrete, meet the requirements of 252:641-7-2(a);
- (3) have a manhole opening of at least twenty inches (20") in diameter or, if rectangular, having no side less than twenty inches (20") in length. The manhole cover shall have a lock, locking bolt, or some type of fastener that requires tools for removal. The manhole opening shall extend a minimum of two inches (2") above ground elevation;
- (4) have a threaded union installed in the discharge line located within eighteen inches (18") of the manhole opening so that the pump can be removed without entering the pump tank; and
- (5) have a check valve installed in the discharge line after the threaded union. The check valve shall be the same diameter as the discharge line.

(c) **Pump design.** Pumps shall be:

- (1) designed to pump sewage or other liquid containing fine particles/suspended solids;
- (2) rated to pump at least the average daily flow the required distance and elevation; and
- (3) when used as a low pressure dosing pump, rated to pump at least fifty (50) gallons per minute with no more than eight feet (8') of head pressure.

(d) **Prevention of back siphonage.** Pump discharges shall flow through a structure or device that prevents the back siphonage of wastewater to the pump tank.

(e) **Example.** Appendix J illustrates the requirements for a pump tank.

252:641-9-2. Sizing

Pump tanks shall be sized as follows:

(1) **Lift stations.** The lift station pump tank shall have a minimum liquid storage capacity of one thousand (1,000) gallons.

(A) **Daily flow over 500 gallons.** For systems with average daily flows over five hundred (500) gallons, the liquid capacity of the pump tank shall be at least twice the highest daily flow.

(B) **Daily flow over 2,000 gallons.** For systems with an average daily flow over two thousand (2,000) gallons, the liquid capacity of the pump tank may be reduced to one-half (1/2) of the average daily flow, if a backup pump is available on site.

(2) **Flow equalization tanks.** The flow equalization pump tank shall have a minimum liquid storage capacity of one thousand (1,000) gallons. If the daily flow is greater than five hundred (500) gallons, the liquid capacity of the pump tank shall be at least twice the highest daily flow.

(3) **Low pressure dosing tanks.** The low pressure dosing pump tank shall be sized to have a minimum liquid capacity of at least one and one-half (1-1/2) times the average daily flow.

252:641-9-3. Pump controls.

The pump controls shall be set as follows:

(1) **Lift stations.** The following control settings apply to lift stations:

(A) **Never more than 1/2 full.** The pump controls shall be set so that the pump tank is never more than one-half (1/2) full.

(B) **Alarm.** There shall be an alarm set to activate and alert the owner/operator if the pump tank becomes more than one-half (1/2) full.

(2) **Flow equalization tanks.** The following control settings apply to flow equalization tanks:

(A) **Never more than 1/2 full.** The pump controls shall be set so that the pump tank is never more than one-half (1/2) full.

(B) **Alarm.** There shall be an alarm set to activate and alert the owner/operator if the pump tank becomes more than one-half (1/2) full.

(C) **Regulating pumping rate.** The pumping of wastewater to the treatment system shall be regulated by timers, float switches or by piping and valves that allow excess pumped effluent to be returned to the flow equalization tank. The pumping of wastewater to the treatment system shall not exceed:

- (i) one-fourth (1/4) of the design capacity of the treatment system in a one-hour period; and
- (ii) the daily treatment capacity of the treatment system in any given twenty-four-hour period.

(3) **Low pressure dosing tanks.** The following control settings apply to low pressure dosing tanks:

(A) **Alarm.** There shall be an alarm set to activate and alert the owner/operator if the reserve volume of the pump tank falls below one day's flow.

(B) **Regulating pumping rate.** The pumping of wastewater to the dispersal field shall be regulated by timers, float switches or by piping and valves that allow excess pumped effluent to be returned to the low pressure dosing pump tank. The pump controls shall be set so that the pumping of wastewater to the dispersal field shall:

- (i) occur at least four (4) times per day; and
- (ii) not exceed one-fourth (1/4) of the daily flow per dosing event.

252:641-9-4. Dosing requirements [AMENDED AND RENUMBERED TO 252:641-9-3]

SUBCHAPTER 10. AEROBIC TREATMENT SYSTEMS

Section

252:641-10-1. Residential sewage treatment only

252:641-10-2. Design and installation

252:641-10-3. Responsibility for maintenance

252:641-10-1. Residential sewage treatment only

Aerobic treatment systems shall only be used for treatment of sewage from residential units and cannot be used when the average daily flow is less than one hundred (100) gallons per day or greater than one thousand five hundred (1,500) gallons per day.

252:641-10-2. Design and installation

(a) **Fluctuating flows.** If the daily flow fluctuates so that the flow on any given day during the week exceeds the aerobic treatment unit's daily capacity, then an aerobic treatment system may not be used unless a flow equalization tank, which meets the requirements of 252:641-9, is installed between the trash tank and the aerobic treatment unit.

(b) **Components of aerobic treatment systems.** Aerobic treatment systems shall be comprised of the following components:

(1) **Trash tank.** There shall be a trash tank that meets the requirements of ANSI/NSF Standard 40 or 252:641-7-2. The trash tank shall:

- (A) be constructed to prevent sewage from leaking out of the tank and to prevent the infiltration of water into the tank;
- (B) have a minimum liquid capacity of three hundred (300) gallons or the average daily flow, whichever is greater, except that the minimum liquid capacity shall not be less than what was used in the ANSI/NSF certification process;
- (C) have a removable lid or a manhole opening of sufficient size to allow for maintenance. The lid or manhole shall be sealed to prevent leakage and extend a minimum of two inches (2") above ground elevation. The cover for the opening shall have a lock, locking bolt or some type of fastener, or require a tool for removal; and
- (D) have baffles installed at its inlet and the outlet. The baffles shall extend to within two

inches (2") of the top of the trash tank.

(i) **Inlet.** Inlet baffles shall extend at least six inches (6") below the liquid depth of the trash tank.

(ii) **Outlet.** Outlet baffles shall extend below the liquid level by twenty percent (20%) to forty percent (40%) of the liquid depth.

(2) **Aerobic treatment unit.** There shall be a aerobic treatment unit that:

(A) has been tested and certified by an ANSI accredited third party certifier as meeting the most current ANSI/NSF Standard 40 and when required by waterbody restrictions ANSI/NSF Standard 245;

(B) is constructed to prevent sewage from leaking out of the tank and to prevent the infiltration of water into the tank

(C) is rated at or above the design daily flow;

(D) produces effluent clear enough that the bottom of the pump tank is visible when it is full; and

(E) has an opening of sufficient size to allow for maintenance that extends a minimum of two inches (2") above ground elevation. The cover for the opening shall have a lock, locking bolt or some type of fastener, or require a tool for removal.

(3) **Method of disinfection.** If spray irrigation is used as the type of dispersal, then there shall be a method to disinfect the effluent that has been tested and certified by an ANSI accredited third party certifier as meeting the most current ANSI/NSF Standard 46, between the aerobic treatment unit and the pump tank (or in the pump tank). If chlorination is used as the disinfection method, a free chlorine residual of two tenths of a milligram per liter (0.2 mg/l) must be maintained in the pump tank. All other methods of disinfection shall effectively reduce the fecal coliform count to less than two hundred colonies per one hundred milliliters (200/100 ml).

(4) **Pump tank.** There shall be a pump tank, which shall:

(A) meet the requirements of ANSI/NSF Standard 40 or 252:641-7-2;

(B) have a minimum liquid capacity of seven hundred (700) gallons or, for systems with an average flow over three hundred fifty (350) gallons per day, have a liquid capacity of at least twice the average daily flow;

(C) have a sampling port in the pump tank at the discharge outlet or in the treated effluent line following the pump tank;

(D) have a float in the pump tank set so that the pump tank is never more than one-half (1/2) full;

(E) have a high-water alarm set to activate and alert the owner/operator if the pump tank becomes more than one-half (1/2) full; and

(F) have an opening of sufficient size to allow for maintenance that extends a minimum of two inches (2") above ground elevation. The cover for the opening shall have a lock, locking bolt or some type of fastener, or require a tool for removal.

(5) **Dispersal field.** Effluent treated by an aerobic treatment unit shall be dispersed as described in Subchapter 12 of this Chapter.

(c) **Level.** Once installed, the top of each tank (i.e., trash tank, aerobic treatment unit and pump tank) shall have no more than one inch (1") variation in elevation from side to side and end to end.

(d) **Depth of aerobic treatment system components.** The top of all components of the aerobic treatment system, excluding the trash tank and dispersal field, shall be covered with no more than twenty-four inches (24") of soil.

(e) **Solid pipe.** The solid pipe used to connect the components of an aerobic treatment system must meet the minimum specifications listed in Appendix C.

(f) **Fall.** Unless a lift pump is utilized, there shall be fall between:

(1) the trash tank and the aerobic treatment unit; and

(2) the aerobic treatment unit and the pump tank.

(g) **Manufacturer's specification.** All aerobic treatment systems shall be installed in accordance with the manufacturer's specifications.

252:641-10-3. Responsibility for maintenance

252:641-11-4. Exceptions [REVOKED]

SUBCHAPTER 12. DISPERSAL FIELDS

Section

- 252:641-12-1. General provisions
- 252:641-12-2. Conventional subsurface absorption fields
- 252:641-12-3. Shallow extended subsurface absorption fields
- 252:641-12-4. Low pressure dosing fields
- 252:641-12-5. Evapotranspiration/absorption (ET/A) fields
- 252:641-12-6. Drip irrigation fields
- 252:641-12-7. Spray irrigation fields

252:641-12-1. General provisions

- (a) **Primary settling.** Prior to being conveyed to a dispersal field, all sewage must first pass through a septic tank or trash tank for primary settling.
- (b) **Delivery method.** All sewage shall be conveyed to the dispersal field through solid pipe, which shall meet the specifications listed in Appendix C.
- (c) **Surface water.** Surface water shall be diverted around or away from the dispersal field.
- (d) **Types of dispersal fields.** The following are the allowed types of dispersal fields:
 - (1) Conventional subsurface absorption fields;
 - (2) Shallow extended subsurface absorption fields;
 - (3) Evapotranspiration/absorption (ET/A) fields;
 - (4) Low pressure dosing fields;
 - (5) Drip irrigation fields; and
 - (6) Spray irrigation fields.
- (e) **Specifications for storage media.** Storage media shall meet the following requirements:
 - (1) **Storage capacity.** All storage media shall provide a storage capacity of:
 - (A) at least five (5) gallons per linear foot in the bottom ten inches (10") of a twenty-four inch-wide trench in a conventional subsurface absorption field or ET/A field; or
 - (B) at least three and one-half (3-1/2) gallons per linear foot in the bottom six inches (6") of a twenty-four-inch-wide trench in a low pressure dosing field or a shallow extended subsurface absorption field.
 - (2) **Media size.** Storage media shall be one-half to two and one-half inches (1/2" to 2-1/2") in diameter with no more than ten percent (10%) by weight passing through a one-half inch (1/2") screen.
 - (3) **Media with specific gravity of less than 1.0.** If the specific gravity of the storage media is less than 1.0, it shall be bundled with a netting sleeve.
 - (4) **Resistant to degradation.** The storage media shall be non-degradable by septic tank effluent.
 - (5) **Hardness of natural media.** Natural materials (e.g., rock, etc.) used as storage media shall have a Mohs hardness of at least 3.0.
 - (6) **Deflection rate for manufactured media.** Manufactured materials (e.g., glass, plastic, polystyrene, etc.) used as storage media shall have a deflection rate of ten percent (10%) or less when subjected to a minimum of ten (10) psi for ninety-six (96) hours (ASTM D2221-01).

252:641-12-2. Conventional subsurface absorption fields

- (a) **Location.** All conventional subsurface absorption fields shall be:
 - (1) located in the identified dispersal site; and
 - (2) installed more than five feet (5') from the septic tank or aerobic treatment unit.
- (b) **Fall.** Unless a pump is utilized, there shall be a minimum fall of two inches (2") from the bottom of the outlet of the septic tank to the:
 - (1) highest point of the storage media in the conventional subsurface absorption field; or
 - (2) highest point of the sidewall openings of a chamber in the conventional subsurface

absorption field.

(c) **Minimum linear length.** All conventional subsurface absorption fields must meet the minimum length requirements set forth in Appendix H, Figures 1-5. If perforated pipe is used between distribution structures and installed in accordance with the trench requirements of this Section, it may be counted as part of the overall required length of the conventional subsurface absorption field.

(d) **Trench length limitation.** Conventional subsurface absorption fields shall be constructed so that no sewage flows through more than a total of one hundred fifty linear feet (150') of perforated pipe or chambers in any given path.

(e) **Trench spacing.** The trenches in a conventional subsurface absorption field shall be spaced at least eight feet (8') apart, center to center.

(f) **Trench width.** All trenches in a conventional subsurface absorption field shall be twenty-four inches (24") wide.

(g) **Trench depth.** Each trench in a conventional subsurface absorption field shall have a uniform depth of at least eighteen inches (18"), and no more than thirty inches (30"). The bottom of the trenches shall be level.

(h) **Dispersal and storage.** Each trench in a conventional subsurface absorption field shall contain a zone for the dispersal and storage of effluent comprised of either perforated pipe and storage media, or chambers.

(1) **Perforated pipe with storage media.** When perforated pipe and storage media are used to disperse and store effluent throughout the trenches, the following requirements shall apply:

(A) **Perforated pipe.** The perforated pipe shall:

- (i) meet the minimum specifications listed in Appendix C.
- (ii) extend the entire length of the trenches.

(B) **Storage Media.** The storage media shall:

- (i) be at least ten inches (10") deep and at least twenty-four inches (24") wide the entire length of the trench;
- (ii) be installed with at least two inches (2") of storage media above and two inches (2") of storage media below the perforated pipe;
- (iii) be level:
 - (I) in each trench; and
 - (II) across the dispersal field, unless installed in trenches of different elevations.

(2) **Chambers.** When chambers are used to disperse and store effluent throughout the trenches, the chambers shall:

- (A) have a minimum bottom width of twenty-two inches (22");
- (B) have a minimum sidewall height of ten inches (10") with the sidewalls having evenly distributed open space. If the sidewall height is less than ten inches (10"), then the trench shall be backfilled with storage media to meet the ten-inch height requirement;
- (C) meet the IAPMO PS 63-2005 standard;
- (D) extend the entire length of the trenches;
- (E) be level:
 - (i) in each trench; and
 - (ii) across the dispersal field, unless installed in trenches of different elevations.

(i) **Retention structure.** Retention structures must be used between trenches of different elevations in conventional subsurface absorption fields. When a retention structure is used:

- (1) the top of the outlet pipe of a retention structure or the top of the outlet pipe of a chamber being used as a retention structure shall be fourteen inches (14") above the trench bottom; and
- (2) the line from the outlet of a retention structure to the next distribution point shall be constructed of solid pipe and shall be backfilled with compacted native soil.

(j) **Backfill.** For conventional subsurface absorption fields:

- (1) the depth of the backfill shall be consistent and shall not vary more than four inches (4"); and
- (2) the backfill shall consist of at least eight inches (8") of topsoil.

(k) **Layout examples.** There are examples of conventional subsurface system layouts in Appendix K, Figures 1, 2, and 4; examples of retention and distribution structures in Appendix L; examples of trench installation in Appendix M, Figures 1 and 2; and examples of chambers installed in

trenches in Appendix N.

252:641-12-3. Shallow extended subsurface absorption fields

- (a) **Location.** All shallow extended subsurface absorption fields shall be:
 - (1) located in the identified dispersal site; and
 - (2) installed more than five feet (5') from the septic tank or aerobic treatment unit.
- (b) **Fall.** Unless a pump is utilized, there shall be a minimum fall of two inches (2") from the bottom of the outlet of the septic tank to the:
 - (1) highest point of the storage media in the shallow extended subsurface absorption field; or
 - (2) highest point of the sidewall openings of a chamber in the shallow extended subsurface absorption field.
- (c) **Minimum linear length.** All shallow extended subsurface absorption fields must meet the minimum length requirements set forth in Appendix H, Figures 6 and 7. If perforated pipe is used between distribution structures and installed in accordance with the trench requirements of this Section, it may be counted as part of the overall required length of the shallow extended subsurface absorption field.
- (d) **Trench length limitation.** Shallow extended subsurface absorption fields shall be constructed so that no sewage flows through more than a total of one hundred fifty linear feet (150') of perforated pipe or chambers in any given path.
- (e) **Trench spacing.** The trenches in a shallow extended subsurface absorption field shall be spaced at least eight feet (8') apart, center to center.
- (f) **Trench width.** All trenches in a shallow extended subsurface absorption field shall be twenty-four inches (24") wide.
- (g) **Trench depth.** Each trench in a shallow extended subsurface absorption field shall have a uniform depth of at least fourteen inches (14"), and no more than thirty inches (30"). The bottom of the trenches shall be level.
- (h) **Dispersal and storage.** Each trench in a shallow extended subsurface absorption field shall contain a zone for the dispersal and storage of effluent comprised of either perforated pipe and storage media, or chambers.
 - (1) **Perforated pipe with storage media.** When perforated pipe and storage media are used to disperse and store effluent throughout the trenches, the following requirements shall apply:
 - (A) **Perforated pipe.** The perforated pipe shall:
 - (i) meet the minimum specifications listed in Appendix C.
 - (ii) extend the entire length of the trenches.
 - (B) **Storage Media.** The storage media shall:
 - (i) be at least six inches (6") deep and at least twenty-four inches (24") wide the entire length of the trench;
 - (ii) be installed with at least one inch (1") of storage media above and one inch (1") of storage media below the perforated pipe;
 - (iii) be level:
 - (I) in each trench; and
 - (II) across the dispersal field, unless installed in trenches of different elevations.
 - (2) **Chambers.** When chambers are used to disperse and store effluent throughout the trenches, the chambers shall:
 - (A) have a minimum bottom width of twenty-two inches (22");
 - (B) have a minimum sidewall height of six inches (6") with the sidewalls having evenly distributed open space;
 - (C) meet the IAPMO PS 63-2005 standard;
 - (D) extend the entire length of the trenches;
 - (E) be level:
 - (i) in each trench; and
 - (ii) across the dispersal field, unless installed in trenches of different elevations.
- (i) **Retention structure.** Retention structures must be used between trenches of different elevations in shallow extended subsurface absorption fields. When a retention structure is used:

- (1) the top of the outlet pipe of a retention structure or the top of the outlet pipe of a chamber being used as a retention structure shall be ten inches (10") above the trench bottom; and
 - (2) the line from the outlet of a retention structure to the next distribution point shall be constructed of solid pipe and shall be backfilled with compacted native soil.
- (j) **Backfill.** For shallow extended subsurface absorption fields:
- (1) the depth of the backfill shall be consistent and shall not vary more than four inches (4"); and
 - (2) the backfill shall consist of at least eight inches (8") of topsoil.

252:641-12-4. Low pressure dosing fields

- (a) **Location.** All low pressure dosing fields shall be:
- (1) located in the identified dispersal site;
 - (2) installed more than five feet (5') from the septic tank or aerobic treatment unit; and
 - (3) preceded by a low pressure dosing tank.
- (b) **Header line.** The header pipe (i.e., the pipe between the pump tank and the manifold) shall:
- (1) have a diameter the same as the diameter of the outlet of the low pressure dosing pump; and
 - (2) be no longer than thirty feet (30').
- (c) **Total linear length.** All low pressure dosing fields shall meet the total linear length requirements set forth in Appendix H, Figures 8 and 9.
- (d) **Trench length.** Each trench in a low pressure dosing field shall be forty feet (40') long.
- (e) **Trench spacing.** The trenches in a low pressure dosing field shall be spaced six feet (6') apart, center to center.
- (f) **Trench width.** All trenches in a low pressure dosing field shall be twenty-four inches (24") wide.
- (g) **Trench depth.** Each trench in a low pressure dosing field shall have a uniform depth of at least fourteen inches (14") and no more than thirty inches (30"). The bottom of the trenches shall be level.
- (h) **Dispersal and storage.** Each trench in a low pressure dosing field shall contain a zone for the dispersal and storage of effluent comprised of low pressuring dosing pipe and storage media.
- (1) **Low pressure dosing pipe.** Low pressure dosing pipe shall:
- (A) meet the minimum specifications listed in Appendix C;
 - (B) have one-fourth inch (1/4") diameter holes spaced five feet (5') apart the entire length of the pipe;
 - (C) extend the entire length of the trenches; and
 - (D) have all of the joints glued.
- (2) **Storage media.** The storage media shall:
- (A) be at least six inches (6") deep and at least twenty-four inches (24") wide the entire length of the trench;
 - (B) be installed with at least two inches (2") of the storage media above and two inches (2") of storage media below the low pressure dosing pipe; and
 - (C) be level:
 - (i) in each trench; and
 - (ii) across the low pressure dosing field.
- (i) **Retention structures prohibited.** Retention structures may not be used in low pressure dosing fields.
- (j) **Backfill.** For low pressure dosing fields:
- (1) the depth of the backfill shall be consistent and shall not vary more than four inches (4"); and
 - (2) the backfill shall consist of at least eight inches (8") of topsoil.
- (k) **Layout examples.** There are layout examples located in Appendix K, Figure 3, and Appendix M, Figure 3.

252:641-12-5. Evapotranspiration/absorption (ET/A) fields

- (a) **Location.** All ET/A fields shall be:
- (1) located in the identified dispersal site; and
 - (2) installed more than five feet (5') from the septic tank or aerobic treatment unit.
- (b) **Fall.** Unless a pump is utilized, there shall be a minimum fall of two inches (2") from the bottom

of the outlet of the septic tank to the highest point of the storage media in the ET/A field.

(c) **Minimum linear length.** All ET/A fields must meet the minimum length requirements set forth in Appendix H, Figures 10 and 11. If perforated pipe is used between distribution structures and installed in accordance with the trench requirements of this Section, it may be counted as part of the overall required length of the ET/A field.

(d) **Trench length limitation.** ET/A fields shall be constructed so that no sewage flows through more than a total of one hundred fifty linear feet (150') of perforated pipe in any given path.

(e) **Trench spacing.** The trenches in an ET/A field shall be spaced at least eight feet (8') apart, center to center.

(f) **Trench width.** All trenches in an ET/A field shall be twenty-four inches (24") wide.

(g) **Trench depth.** Each trench in an ET/A field shall have a uniform depth not to exceed twenty-four inches (24"). The bottom of the trenches shall be level.

(h) **Dispersal and storage.** Each trench in an ET/A field shall contain a zone for the dispersal and storage of effluent comprised of perforated pipe and storage media.

(1) **Perforated pipe.** The perforated pipe shall:

(A) meet the minimum specifications listed in Appendix C; and

(B) extend the entire length of the trenches.

(2) **Storage media.** The storage media used shall:

(A) be at least ten inches (10") deep and at least twenty-four inches (24") wide the entire length of the trench;

(B) be installed with at least two inches (2") of the storage media above and two inches (2") of storage media below the perforated pipe;

(C) be level:

(i) in each trench; and

(ii) across the ET/A field, unless installed in trenches of different elevations.

(i) **Retention structure.** Retention structures must be used between trenches of different elevations in ET/A fields. When a retention structure is used:

(1) the top of the outlet pipe of a retention structure shall be fourteen inches (14") above the trench bottom; and

(2) the line from the outlet of a retention structure to the next distribution point shall be constructed of solid pipe and shall be backfilled with compacted native soil.

(j) **Backfill.** For ET/A fields:

(1) the trenches shall be backfilled with clean sand to within two inches (2") of the ground level;

(2) the sand used to backfill the trenches shall be separated from the storage media by material that allows the flow of water but prevents the flow of sand; and

(3) after a trench is backfilled with sand, two to four inches (2"-4") of sandy loam soil shall be mounded over the trench.

(k) **Layout examples.** There are layout examples located in Appendix K, Figures 1, 2, and 4, Appendix L, and Appendix M, Figure 2.

252:641-12-6. Drip irrigation fields

(a) **Location.** All drip irrigation fields shall be:

(1) preceded by an aerobic treatment unit;

(2) preceded by a filter capable of filtering particles larger than one hundred (100) microns; and

(3) located in the identified dispersal site.

(b) **Components.** All components used in the drip irrigation field shall be designed and manufactured specifically for use in wastewater treatment systems.

(c) **Pump.** The pump shall:

(1) be set to distribute no more than one fourth (1/4) of the designed daily flow to the drip irrigation pipe during each pumping interval;

(2) when in operation, maintain a minimum pressure of ten (10) psi and a maximum pressure of forty-five (45) psi throughout the drip irrigation pipe; and

(3) have a high-water alarm set to activate and alert the owner/operator if the pump tank becomes more than one-half (1/2) full.

- (d) **Minimum linear length.** All drip irrigation fields shall meet the minimum length requirements set forth in Appendix H, Figure 12.
- (e) **Drip irrigation pipe.** The pipe used in drip irrigation fields shall be designed and manufactured for the purpose of distributing wastewater and comply with the minimum specifications in Appendix C.
- (f) **Installation of pipe.** The pipe used in drip irrigation fields shall be:
 - (1) installed eight to ten inches (8-10") deep;
 - (2) installed according to the manufacture's specifications; and
 - (3) equipped with emitters spaced:
 - (A) one foot (1') apart in soil groups 1, 4, and 5; and
 - (B) two feet (2') apart in soil groups 2, 2a, 3, and 3a.
- (g) **Emitters.** The emitters shall be set to wet four square feet (4 ft²) and be pressure compensating to deliver uniform distribution regardless of the pressure entering the drip line.
- (h) **Prevent backflow.** To prevent backflow, at least one (1) vacuum relief valve, located in a valve box lined with gravel, shall be located at the highest point on both the supply manifold and the return manifold.
- (i) **Back flush.** There shall be a method to flush the drip irrigation pipe. The flush water shall be returned to the trash tank, aerobic treatment unit or pump tank.

252:641-12-7. Spray irrigation fields

- (a) **Location.** All spray irrigation fields shall:
 - (1) be preceded by an aerobic treatment unit;
 - (2) be located in the identified dispersal site, when a soil profile test is used to sized the irrigation field;
 - (3) utilize at least two sprinkler heads to disperse the treated effluent; and
 - (4) be vegetated and landscaped, and/or terraced to prevent runoff.
- (b) **Sizing.** The spray irrigation field shall be sized according to Appendix H, Figures 13-22. When calculating the overall area of the spray irrigation field, areas of overlap may only be counted once.
- (c) **Sprinklers.** The sprinklers shall be designed to:
 - (1) provide uniform distribution of treated effluent over the entire spray irrigation field without misting; and
 - (2) have a trajectory of no more than fifteen-degrees (15°) to keep the spray stream low to the ground surface.
- (d) **Spray irrigation.** The spray irrigation shall be:
 - (1) adjusted and maintained at a rate to prevent runoff; and
 - (2) controlled by a timing device to take place daily between 1:00 a.m. and 6:00 a.m.

SUBCHAPTER 13. AEROBIC SYSTEMS [REVOKED]

AGENCY NOTE: The revoked language in this Subchapter has been relocated to new Subchapters 10 and 12.

Section

- 252:641-13-1. General provisions [REVOKED]
- 252:641-13-2. Applications [REVOKED]
- 252:641-13-3. Acceptable application surfaces [REVOKED]
- 252:641-13-4. Surface application [REVOKED]

252:641-13-1. General provisions [REVOKED]

252:641-13-2. Applications [REVOKED]

252:641-13-3. Acceptable application surfaces [REVOKED]

APPENDIX A. SYSTEM OPTIONS WITH MINIMUM VERTICAL SEPARATION DISTANCES AND MINIMUM LOT SIZE REQUIREMENTS

Figure 1. Options and Vertical Separation Distances for Systems Designed Using a Soil Profile Description

PREVALENT SOIL GROUP IN SEPARATION RANGE	CONVENTIONAL AND SHALLOW EXTENDED SUBSURFACE ABSORPTION FIELD	LOW PRESSURE DOSING FIELD	ET/A FIELD	LAGOON	DRIP IRRIGATION FIELD PRECEDED BY AEROBIC TREATMENT UNIT	SPRAY IRRIGATION FIELD PRECEDED BY AEROBIC TREATMENT UNIT
1	NOT ALLOWED	ALLOWED If at least 24" of separation between the trench bottom and the limiting layer	ALLOWED If installed in Group 5 soil with at least 6" of separation between the trench bottom and soil impervious to boring or water saturated soil.	ALLOWED No applicable vertical separation range.	ALLOWED If at least 18" of separation between the drip line and rock and/or water saturated soil	ALLOWED No applicable vertical separation range.
2	ALLOWED If at least 24" of separation between the trench bottom and the limiting layer	ALLOWED If at least 16" of separation between the trench bottom and the limiting layer	ET/A's are not allowed in Zone 1, see Appendix H, Figures 10 and 11. Requires lot size of at least 1 acre.	Requires a lot size of at least 2 ½ acres. Lagoons are not allowed in Zone 1, see Appendix H, Figures 23 and 24. Lagoons are not acceptable in Zones 7-10 when the flow is less than 100 gpd.	ALLOWED If at least 18" of separation between the drip line and rock and/or water saturated soil	
2a	ALLOWED If at least 21" of separation between the trench bottom and the limiting layer	ALLOWED If at least 14" of separation between the trench bottom and the limiting layer			ALLOWED If at least 12" of separation between the drip line and rock and/or water saturated soil	
3	ALLOWED If at least 18" of separation between the trench bottom and the limiting layer	ALLOWED If at least 12" of separation between the trench bottom and the limiting layer			ALLOWED If at least 10" of separation between the drip line and rock and/or water saturated soil	
3a	ALLOWED If at least 14" of separation between the trench bottom and the limiting layer	ALLOWED If at least 10" of separation between the trench bottom and the limiting layer			ALLOWED If at least 8" of separation between the drip line and rock and/or water saturated soil	
4	ALLOWED If at least 10" of separation between the trench bottom and the limiting layer	ALLOWED If at least 6" of separation between the trench bottom and the limiting layer			ALLOWED If at least 6" of separation between the drip line and rock and/or water saturated soil	
5	NOT ALLOWED	NOT ALLOWED			ALLOWED If at least 6" of separation between the drip line and rock and/or water saturated soil	

Figure 2. Options and Vertical Separation Distances for Systems Designed Using a Percolation Test

PERCOLATION RATE	CONVENTIONAL SUBSURFACE ABSORPTION FIELD	SHALLOW EXTENDED SUBSURFACE ABSORPTION FIELD - LOW PRESSURE DOSING FIELD - ET/A FIELD	LAGOON	DRIP IRRIGATION FIELD PRECEDED BY AEROBIC TREATMENT UNIT	SPRAY IRRIGATION FIELD PRECEDED BY AEROBIC TREATMENT UNIT
0-75 mpi	ALLOWED If at least 6" of separation between the bottom of the trench and the bottom of the percolation test hole	NOT ALLOWED Has to be designed with a soil profile description	ALLOWED	NOT ALLOWED Has to be designed with soil profile description	ALLOWED If sized using Group 5 sizing criteria
>75 mpi	NOT ALLOWED				

Figure 3. Minimum Lot Size Requirements

TYPE OF TREATMENT/DISPERSAL FIELD	MINIMUM LOT SIZE [†]	
	<i>With private well</i>	<i>With public water</i>
Conventional or Shallow Extended Subsurface Absorption Field in Dispersal Site with: (a) Percolation rate of 30 minutes or less; or (b) Group 2, 2a or 3 soil classification	3/4 acre	1/2 acre
Conventional or Shallow Extended Subsurface Absorption Field in Dispersal Site with: (a) Percolation rate of more than 30 minutes; or (b) Group 3a or 4 soil classification	1 acre	1 acre
Low Pressure Dosing Field in Dispersal Site with Group 1 or 2 soil classification	3/4 acre	1/2 acre
Evapotranspiration/Absorption (ET/A) Field	1 acre	1 acre
Drip Irrigation Field	3/4 acre	1/2 acre
Spray Irrigation Field	3/4 acre	1/2 acre
Lagoon	2 1/2 acres	2 1/2 acres

[†] The minimum lot size excludes road easements.

APPENDIX B. SOIL GROUPS

SOIL GROUP	CORRESPONDING SOIL TEXTURES
1	<ul style="list-style-type: none"> • Coarse sand • Loamy coarse sand • All soils with a rock fragment content of > 35% by volume having continuous voids > 1 mm
2	<ul style="list-style-type: none"> • Sand • Loamy sand (not including coarse sand or loamy coarse sand)
2a	<ul style="list-style-type: none"> • Sandy loam
3	<ul style="list-style-type: none"> • Sandy clay loam • Loam • Silt loam with $\leq 20\%$ clay • Silt
3a	<ul style="list-style-type: none"> • Sandy clay without slickensides with moderate and strong soil structure • Silt loam with $> 20\%$ clay
4	<ul style="list-style-type: none"> • Clay loam • Silty clay loam
5	<ul style="list-style-type: none"> • Sandy clay with slickensides or weak soil structure • Clay • Silty clay

APPENDIX C. PIPE SPECIFICATIONS FOR ON-SITE SEWAGE TREATMENT SYSTEMS

USE	PIPE SIZE	ACCEPTABLE MATERIALS
Building sewer and other solid pipe when used for single family residences only	Minimum 3" diameter	<i>Acrylonitrile Butadiene Styrene (ABS):</i> ASTM D2661 ASTM D2751 ASTM F628 <i>Polyvinyl Chloride (PVC):</i> ASTM D2665 ASTM D2949 ASTM 3033 ASTM 3034 ASTM F789
Building sewer and other solid pipe when the average flow is 2,000 gpd or less	Minimum 4" diameter	
Building sewer and other solid pipe when the average flow is greater than 2,000 gpd	Minimum 6" diameter	
Discharge line from lift stations or other pressurized effluent waste water lines [†]	Minimum 1" diameter	<i>Polyvinyl Chloride (PVC):</i> ASTM D2846 ASTM F441 ASTM F442 Schedule 40
Low pressure dosing manifold pipe	3" diameter	
Low pressure dosing perforated pipe	1 ½" diameter	
Perforated pipe when used in a conventional subsurface absorption field or an ET/A field	Minimum 3" diameter	<i>Polyethylene (PE):</i> ASTM F405 ASTM F810 ASTM D3350 <i>Polyvinyl Chloride (PVC):</i> ASTM D2729 ASTM D3034 ASTM D3350

[†] All reclaimed, pressurized water piping shall be colored purple (Pantone 522) by the manufacturer.

APPENDIX E. HORIZONTAL SEPARATION DISTANCE REQUIREMENTS FOR ON-SITE SEWAGE TREATMENT SYSTEMS

Required Horizontal Separation Distances in Feet

	Aerobic Treatment Unit, Flow Equalization Tank, Low Pressure Dosing Tank, Lift Station, Septic Tank & Trash Tank	Perforated Pipe, Chamber, or Drip Irrigation Line	Solid Pipe	Lagoons	Spray Irrigation Heads	Spray Irrigation Effluent
Private Well or Surface Water Supply	50 ¹	50 ¹	50 ³	50 ^{2, 4}	50 ¹	25
Public Water Supply Well	300	300	50	300 ⁴	300	300
Building	5	5	N/A	50 ^{5, 6}	N/A	N/A
Other Structure ⁷	N/A ⁸	5	N/A ⁹	N/A	N/A	N/A
Waterline	5	15	10 ¹⁰	15 ⁴	15	N/A
Property Line	5	5	5	10 ⁵	15	15
Impoundment or Stream ¹¹	15	15	N/A	15 ⁵	25	25
French Drain/ Curtain Drain	15	15	N/A	15 ⁵	15	15

¹Distances shall be one hundred feet (100') if the soil percolates one inch (1") in less than five (5) minutes or is classified as a Group 1 soil in the separation range.

²Distances shall be one hundred feet (100') if the ground slopes toward the water supply.

³Distances may be reduced up to ten feet (10') if, at a minimum, Schedule 40 pipe is used.

⁴The distance shall be measured horizontally from the center line of the nearest dike.

⁵The distance shall be measured from the outside base of the nearest dike.

⁶This only applies to residences that are not located on the owner's property.

⁷"Other structures" include but are not limited to driveways, parking lots and paved areas.

⁸If septic tanks are located under paved areas, access to all manhole/cleanout openings shall be provided.

⁹If solid pipe is installed under a roadway or a driveway, the pipe under the roadway/driveway and the ten feet (10') of pipe extending out from under the roadway/driveway on both sides shall be, at a minimum Schedule 40 pipe or sleeved with Schedule 40 pipe.

¹⁰Ten feet (10') horizontal or two feet (2') vertical separation shall be maintained between any water line and solid pipe. When proper horizontal and vertical separation cannot be obtained then the solid pipe shall be constructed of, at a minimum, Schedule 40 pipe and shall be installed so the joints of both the water line and the solid pipe are as far apart as possible.

¹¹This includes the top bank of any stream or the normal pool elevation of an impoundment that is not used for a surface water supply.

APPENDIX F. ESTIMATED AVERAGE DAILY FLOW FOR SMALL PUBLIC ON-SITE SEWAGE TREATMENT SYSTEMS

TYPE OF ESTABLISHMENT	FLOW UNIT	ESTIMATED AVERAGE DAILY FLOW In Gallons
Bar or Lounge	Per Seat	10
Boarding School	Per Room	50
Church w/o Kitchen	Per Sanctuary Seat	4
Church w/Kitchen	Per Sanctuary Seat	6
Condominiums, Apartments, Townhouses, Mobile Home Parks, and Housing Developments	Per Residence w/1 or 2 Bedrooms	200
	Each additional Bedroom	66
Construction Site	Per Worker	50
Country Club	Per Member	25
Daycare w/o Kitchen	Per Child	15
Daycare w/Kitchen	Per Child	25
Factory	Per Person Per Shift	15
Hospital	Per Bed	200
Hotel or Motel	Per Bed	75
Lounge	Per Seat	10
Movie Theater	Per Seat	5
Nursing Home	Per Bed	100
Office Building w/o Food Service	Per Occupant	5
Office Building w/Food Service	Per Occupant	10
Park w/o Bathhouse	Per Person	10
Park w/Bathhouse	Per Person	15
Laundry Mat	Per Machine	250
Restaurant-Fast Food	Per Seat	15
Restaurant-Full Service	Per Seat	35
RV Park	Per Space	50
School w/Food Service	Per Student	25
School w/o Food Service	Per Student	15
Service Station	Per Vehicle	10
Stores	Per Restroom	200
Swimming Pool Bathhouses	Per Person	10
Youth Camps	Per Camper	30

APPENDIX H. SIZE CHARTS FOR ON-SITE SEWAGE TREATMENT SYSTEMS

Figure 1. Individual Conventional Subsurface Absorption Fields Designed Using a Percolation Test

PERCOLATION RATE FOR DISPERSAL SITE	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
0-15 minutes per inch	200	270	340	70
16-30 minutes per inch	310	410	510	100
31-45 minutes per inch	420	560	700	140
46-60 minutes per inch	590	790	990	200
61-75 minutes per inch	770	1,030	1,290	260
>75 minutes per inch	Prohibited			

[†]These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 2. Individual Conventional Subsurface Absorption Fields Utilizing Chambers When Designed Using a Percolation Test

PERCOLATION RATE FOR DISPERSAL SITE	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
0-15 minutes per inch	160	215	270	55
16-30 minutes per inch	250	330	410	80
31-45 minutes per inch	340	450	560	110
46-60 minutes per inch	470	630	790	160
61-75 minutes per inch	620	830	1040	210
>75 minutes per inch	Prohibited			

[†]These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 3. Individual Conventional Subsurface Absorption Fields Designed Using a Soil Profile Description

SOIL GROUP	Minimum Trench Length in Feet			
	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	Prohibited			
2	160	210	260	50
2a	250	330	410	80
3	340	450	550	100
3a	500	665	830	165
4	660	880	1,100	220
5	Prohibited			

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 4. Small Public Conventional Subsurface Absorption Fields Designed Using a Percolation Test

Minimum Linear Feet Per Gallon per Day	
PERCOLATION RATE FOR DISPERSAL SITE	LINEAR FEET PER GALLON PER DAY
0-15 minutes per inch	1.2
16-30 minutes per inch	1.5
31-45 minutes per inch	2
46-60 minutes per inch	2.5
61-75 minutes per inch	3.85
>75 minutes per inch	Prohibited

Figure 5. Small Public Conventional Subsurface Absorption Fields Designed Using a Soil Profile Description

Minimum Linear Feet per Gallon per Day	
SOIL GROUP	LINEAR FEET PER GALLON PER DAY
1	Prohibited
2	0.8
2a	1.3
3	1.7
3a	2.5
4	3.3
5	Prohibited

Figure 6. Individual Shallow Extended Subsurface Absorption Fields Designed Using a Soil Profile Description

Minimum Trench Length in Feet				
SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	Prohibited			
2	260	340	420	80
2a	400	530	660	130
3	540	720	900	180
3a	800	1,060	1,320	260
4	1,060	1,410	1,760	350
5	Prohibited			

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 7. Small Public Shallow Extended Subsurface Absorption Fields Designed Using a Soil Profile Description

Minimum Linear Feet per Gallon per Day	
SOIL GROUP	LINEAR FEET PER GALLON PER DAY
1	Prohibited
2	1.3
2a	2.1
3	2.7
3a	4.0
4	5.3
5	Prohibited

Figure 8. Individual Low Pressure Dosing Fields Designed Using a Soil Profile Description

Total Linear Trench Length in Feet				
SOIL GROUP ^{††}	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Five
1	120	160	200	240
2	160	200	240	280
2a, 3, 3a, 4, & 5	Prohibited			

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

^{††} Low pressure dosing fields may be allowed in soil groups 2a, 3, 3a and 4 when designed and approved as an alternative on-site sewage treatment system.

Figure 9. Small Public Low Pressure Dosing Fields Designed Using a Soil Profile Description

SOIL GROUP [†]	AVERAGE DAILY FLOW IN GALLONS			
	200	275	350	400 ^{††}
1	120	160	200	240
2	160	200	240	280
2a, 3, 3a, 4 & 5	Prohibited			

[†] Low pressure dosing fields may be allowed in soil groups 2a, 3, 3a and 4 when designed and approved as an alternative on-site sewage treatment system.

^{††} Low pressure dosing fields may be allowed for average daily flows over 400 gpd, but they will have to be designed and approved as an alternative on-site sewage treatment system.

Figure 10. Individual ET/A Fields Designed Using a Soil Profile Description - Soil Group 5 Only

ZONE [See Figure 25 in this Appendix (relating to net evaporation zones)]	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	2,059	2,745	3,432	686
2	1,872	2,496	3,120	624
3	1,647	2,196	2,745	549
4	1,471	1,961	2,451	490
5	1,373	1,830	2,288	457
6	1,144	1,525	1,907	381
7	958	1,277	1,596	319
8	792	1,056	1,320	264
9	675	900	1,125	225
10	580	773	967	193

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 11. Small Public ET/A Fields Designed Using a Soil Profile Description - Soil Group 5 Only

Minimum Trench Length in Feet

AVERAGE DAILY FLOW In Gallons	ZONE [See Figure 25 in this Appendix (relating to net evaporation zones)]									
	1	2	3	4	5	6	7	8	9	10
25	261	238	209	187	174	145	122	100	86	70
50	522	475	418	373	348	290	243	200	171	141
75	783	712	626	560	522	435	364	300	257	212
100	1,044	949	835	746	696	580	485	401	342	282
200	2,088	1,898	1,670	1,491	1,392	1,160	971	803	684	564
300	3,131	2,847	2,505	2,237	2,088	1,740	1,456	1,204	1,027	846
400	4,175	3,796	3,340	2,982	2,784	2,320	1,942	1,606	1,369	1,128
500	5,219	4,745	4,175	3,728	3,479	2,899	2,427	2,007	1,711	1,411
600	6,263	5,694	5,010	4,473	4,175	3,479	2,913	2,409	2,053	1,693
700	7,307	6,642	5,845	5,219	4,871	4,059	3,398	2,810	2,396	1,975
800	8,351	7,591	6,680	5,965	5,567	4,639	3,884	3,112	2,738	2,257
900	9,394	8,540	7,515	6,710	6,263	5,219	4,369	3,613	3,080	2,539
1,000	10,438	9,489	8,351	7,456	6,959	5,799	4,855	4,015	3,422	2,821
1,100	11,482	10,438	9,186	8,201	7,655	6,379	5,340	4,416	3,765	3,105
1,200	12,526	11,387	10,021	8,947	8,351	6,959	5,826	4,818	4,107	3,385
1,300	13,570	12,336	10,856	9,693	9,046	7,539	6,311	5,219	4,449	3,667
1,400	14,613	13,285	11,691	10,438	9,742	8,119	6,797	5,621	4,791	3,950
1,500	15,657	14,234	12,526	11,184	10,438	8,698	7,282	6,022	5,134	4,232
1,600	16,701	15,183	13,361	11,929	11,134	9,278	7,768	6,423	5,476	4,514
1,700	17,745	16,132	14,196	12,675	11,830	9,858	8,253	6,825	5,818	4,796
1,800	18,789	17,081	15,031	13,420	12,526	10,438	8,739	7,226	6,160	5,078
1,900	19,832	18,030	15,866	14,166	13,222	11,018	9,224	7,628	6,502	5,360
2,000	20,876	18,978	16,701	14,912	13,918	11,598	9,710	8,029	6,845	5,642
2,500	26,095	23,718	20,876	18,640	17,397	14,498	12,138	10,037	8,556	7,053
3,000	31,314	28,458	25,052	22,367	20,876	17,397	14,565	12,044	10,267	8,463
3,500	36,533	33,212	29,227	26,096	24,356	20,296	16,993	14,052	11,978	9,874
4,000	41,753	37,957	33,402	29,823	27,835	23,196	19,420	16,059	13,689	11,284
4,500	46,972	42,702	37,578	33,551	31,314	26,096	21,848	18,066	15,401	12,695
5,000	52,191	47,446	41,573	37,279	34,794	28,995	24,275	20,073	17,112	14,106

Figure 12. Individual Drip Irrigation Fields Designed Using a Soil Profile Description

SOIL GROUP	Minimum Trench Length in Feet			
	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	125	165	205	40
2	160	210	260	50
2a	250	330	410	80
3	340	450	550	100
3a	500	665	830	165
4	660	880	1,100	220
5	1,000	1,330	1,660	330

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 13. Individual Spray Irrigation Fields Designed Using a Soil Profile Description – Net Evaporation Zone 1 [See Figure 25 in this Appendix (relating to net evaporation zones)]

SOIL GROUP	Minimum Spray Irrigation Area in Square Feet			
	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	7,282	9,709	12,137	2,427
2	8,010	10,680	13,350	2,670
2a	8,738	11,651	14,564	2,913
3	9,467	12,622	15,777	3,155
3a	10,195	13,593	16,991	3,398
4	10,923	14,564	18,205	3,641
5	14,564	19,418	24,273	4,854

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 14. Individual Spray Irrigation Fields Designed Using a Soil Profile Description–Net Evaporation Zone 2 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet				
SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	4,161	5,548	6,935	1,387
2	4,577	6,103	7,629	1,526
2a	4,993	6,658	8,322	1,665
3	5,409	7,212	9,016	1,803
3a	5,825	7,767	9,709	1,942
4	6,242	8,322	10,403	2,080
5	8,322	11,096	13,870	2,774

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 15. Individual Spray Irrigation Fields Designed Using a Soil Profile Description–Net Evaporation Zone 3 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet				
SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	2,913	3,884	4,855	971
2	3,204	4,272	5,340	1,068
2a	3,495	4,660	5,825	1,165
3	3,786	5,049	6,311	1,263
3a	4,078	5,437	6,796	1,359
4	4,369	5,825	7,282	1,456
5	5,825	7,767	9,709	1,942

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 16. Individual Spray Irrigation Fields Designed Using a Soil Profile Description—Net Evaporation Zone 4 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet

SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	2,330	3,107	3,884	777
2	2,563	3,418	4,272	855
2a	2,796	3,728	4,660	932
3	3,029	4,039	5,049	1,010
3a	3,262	4,350	5,437	1,088
4	3,495	4,661	5,825	1,166
5	4,660	6,214	7,767	1,554

[†]These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 17. Individual Spray Irrigation Fields Designed Using a Soil Profile Description—Net Evaporation Zone 5 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet

SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	1,821	2,428	3,034	607
2	2,003	2,670	3,337	667
2a	2,185	2,913	3,641	728
3	2,367	3,156	3,944	789
3a	2,549	3,399	4,248	850
4	2,731	3,641	4,551	910
5	3,641	4,855	6,068	1,214

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 18. Individual Spray Irrigation Fields Designed Using a Soil Profile Description–Net Evaporation Zone 6 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet				
SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	1,533	2,044	2,555	511
2	1,686	2,248	2,811	562
2a	1,840	2,453	3,066	613
3	1,993	2,657	3,322	664
3a	2,146	2,862	3,577	716
4	2,300	3,066	3,833	766
5	3,066	4,088	5,110	1,022

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 19. Individual Spray Irrigation Fields Designed Using a Soil Profile Description–Net Evaporation Zone 7 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet				
SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	1,324	1,766	2,207	442
2	1,456	1,942	2,427	486
2a	1,589	2,119	2,648	530
3	1,721	2,295	2,868	574
3a	1,854	2,472	3,089	618
4	1,986	2,648	3,310	662
5	2,648	3,531	4,413	883

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 20. Individual Spray Irrigation Fields Designed Using a Soil Profile Description—Net Evaporation Zone 8 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet				
SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	1,165	1,554	1,942	389
2	1,282	1,709	2,136	427
2a	1,398	1,864	2,330	466
3	1,515	2,020	2,525	505
3a	1,631	2,175	2,719	544
4	1,748	2,330	2,913	582
5	2,330	3,107	3,884	777

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 21. Individual Spray Irrigation Fields Designed Using a Soil Profile Description—Net Evaporation Zone 9 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet				
SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	1,041	1,387	1,734	346
2	1,145	1,526	1,907	381
2a	1,249	1,664	2,081	415
3	1,353	1,803	2,254	450
3a	1,457	1,942	2,428	485
4	1,561	2,081	2,601	520
5	2,081	2,774	3,468	693

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 22. Individual Spray Irrigation Fields Designed Using a Soil Profile Description–Net Evaporation Zone 10 [See Figure 25 in this Appendix (relating to net evaporation zones)]

Minimum Spray Irrigation Area in Square Feet

SOIL GROUP	NUMBER OF BEDROOMS IN RESIDENCE [†]			
	Two or Fewer	Three	Four	Each Additional Bedroom
1	940	1,253	1,566	313
2	1,033	1,378	1,723	345
2a	1,127	1,504	1,879	377
3	1,221	1,629	2,036	408
3a	1,315	1,754	2,192	439
4	1,409	1,880	2,349	471
5	1,879	2,506	3,132	627

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

Figure 23. Individual Lagoons

Length in Feet of Each Side of the Bottom of a Square Individual Lagoon

ZONE [See Figure 25 in this Appendix (relating to net evaporation zones)]	NUMBER OF BEDROOMS IN RESIDENCE[†]			
	Two or Fewer	Three	Four	Five
1	Contact your local DEQ office for assistance with sizing lagoons in Zones 1 and 2			
2				
3	40	50	60	65
4	35	45	55	60
5	30	40	50	55
6	25	35	45	50
7	20	30	35	45
8	20	25	30	35
9	15	20	25	30
10	10	15	20	25

Diameter in Feet of the Bottom of a Round Individual Lagoon

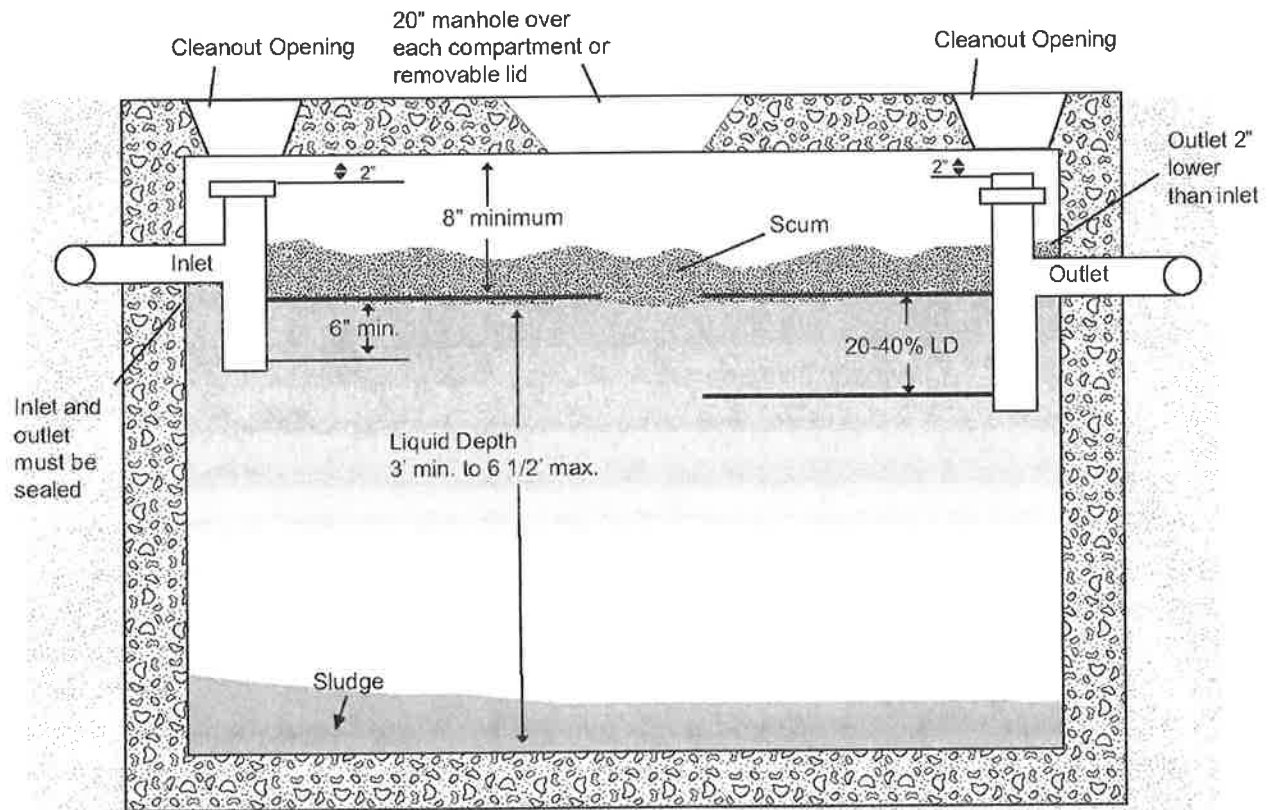
ZONE [See Figure 25 in this Appendix (relating to net evaporation zones)]	NUMBER OF BEDROOMS IN RESIDENCE[†]			
	Two or Fewer	Three	Four	Five
1	Contact your local DEQ office for assistance with sizing lagoons in Zones 1 and 2			
2				
3	50	60	70	80
4	45	55	65	75
5	40	50	60	70
6	35	45	50	60
7	30	40	45	55
8	25	30	40	45
9	20	30	35	40
10	15	25	30	35

[†] These figures are based on an average flow of 6,000 gallons per month for a two-bedroom residence with an additional 2,000 gallons per month added for each additional bedroom. The size of the system should be increased if the actual or anticipated water usage exceeds this average.

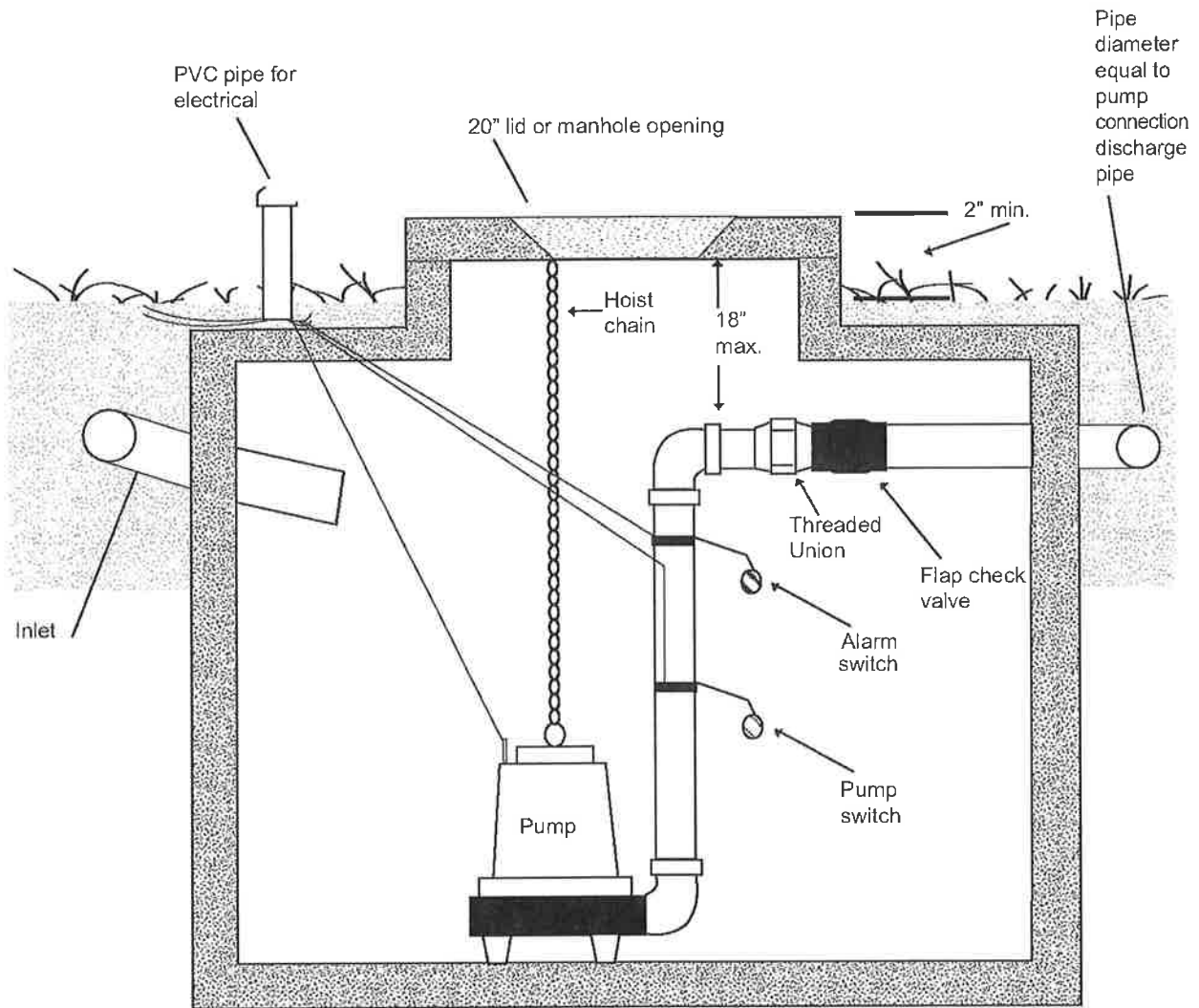
Figure 25. Net Evaporation Zones

COUNTY	ZONE	COUNTY	ZONE	COUNTY	ZONE
Adair	1	Grant	9	Nowata	5
Alfalfa	9	Greer	9	Okfuskee	7
Atoka	6	Harmon	9	Oklahoma	8
Beaver	10	Harper	9	Okmulgee	6
Beckham	9	Haskell	3	Osage	7
Blaine	9	Hughes	6	Ottawa	2
Bryan	6	Jackson	9	Pawnee	7
Caddo	9	Jefferson	9	Payne	7
Canadian	9	Johnston	7	Pittsburg	5
Carter	7	Kay	8	Pontotoc	7
Cherokee	3	Kingfisher	9	Pottawatomie	7
Choctaw	2	Kiowa	9	Pushmataha	2
Cimarron	10	Latimer	2	Roger Mills	9
Cleveland	8	LeFlore	1	Rogers	5
Coal	6	Lincoln	7	Seminole	7
Comanche	9	Logan	8	Sequoyah	1
Cotton	9	Love	7	Stephens	8
Craig	4	McClain	8	Texas	10
Creek	7	McCurtain	1	Tillman	9
Custer	9	McIntosh	5	Tulsa	6
Delaware	2	Major	9	Wagoner	5
Dewey	9	Marshall	7	Washington	6
Ellis	9	Mayes	5	Washita	9
Garfield	9	Murray	7	Woods	9
Garvin	8	Muskogee	5	Woodward	9
Grady	9	Noble	8		

APPENDIX I. EXAMPLE OF THE REQUIREMENTS FOR A SEPTIC TANK



APPENDIX J. EXAMPLE OF THE REQUIREMENTS FOR A PUMP TANK



APPENDIX K. EXAMPLE LAYOUTS OF CONVENTIONAL SUBSURFACE ABSORPTION SYSTEMS, LOW PRESSURE DOSING SYSTEMS AND ET/A SYSTEMS

Figure 1. Level Systems (Top View)

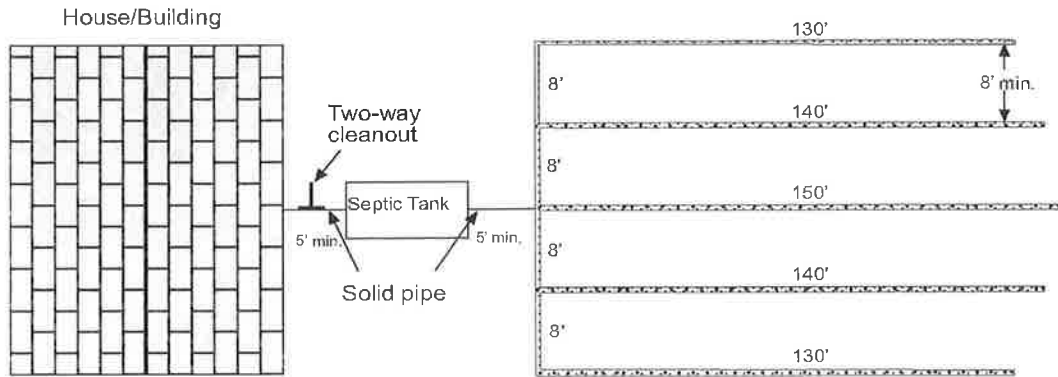


Figure 2. Level Systems (Side View)

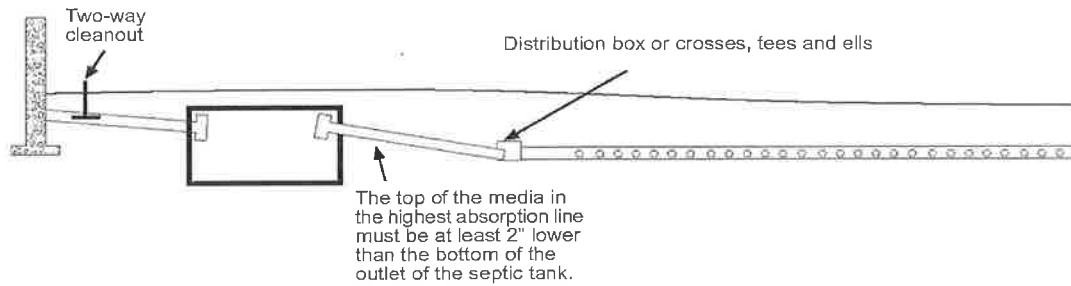
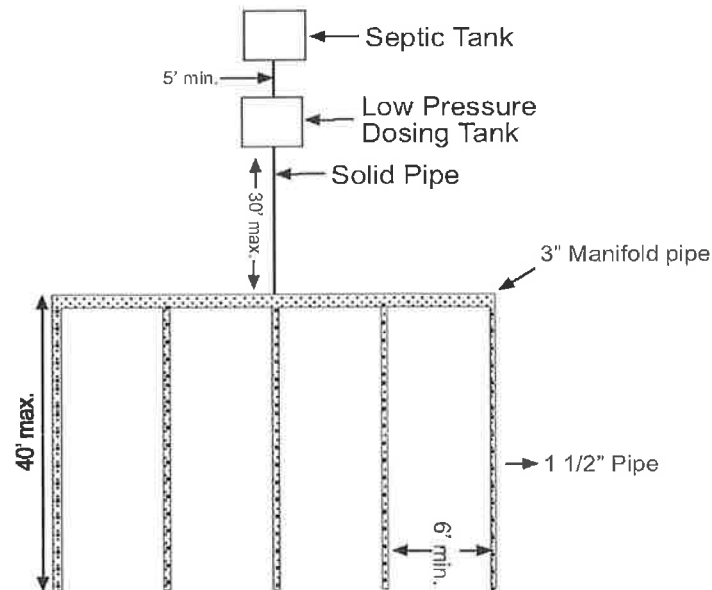


Figure 3. Low Pressure Dosing



The diagram illustrates the layout of a septic system. On the left, a brick wall represents the 'House/Building'. A 'Two-way cleanout' is shown as a vertical pipe with an arrow pointing down into the ground. A horizontal 'Solid pipe' runs from the house to a 'Septic Tank'. The distance between the cleanout and the tank is labeled '5' min.'. From the septic tank, another horizontal 'Solid pipe' runs to the right, with a distance of '5' min.' to the first 'Retention structure or tees and ells'. This is followed by three more retention structures, with a distance of '8' min.' between the first and second. Dashed lines with arrows pointing down from each retention structure represent the distribution lines to the absorption area.

Figure 5: Retention Systems (Side View)

The top of the media in the highest trench line must be at least 2" lower than the bottom of the outlet of the septic tank

Two-way cleanout

OR

Two-way cleanout

OR

two-way cleanout

Septic Tank

5' min.

150' max.

Retention tees

Perforated pipe

Solid pipe

150' max.

8' min.

APPENDIX L. EXAMPLES OF RETENTION AND DISTRIBUTION STRUCTURES

Figure 1. Retention Structure (Box)

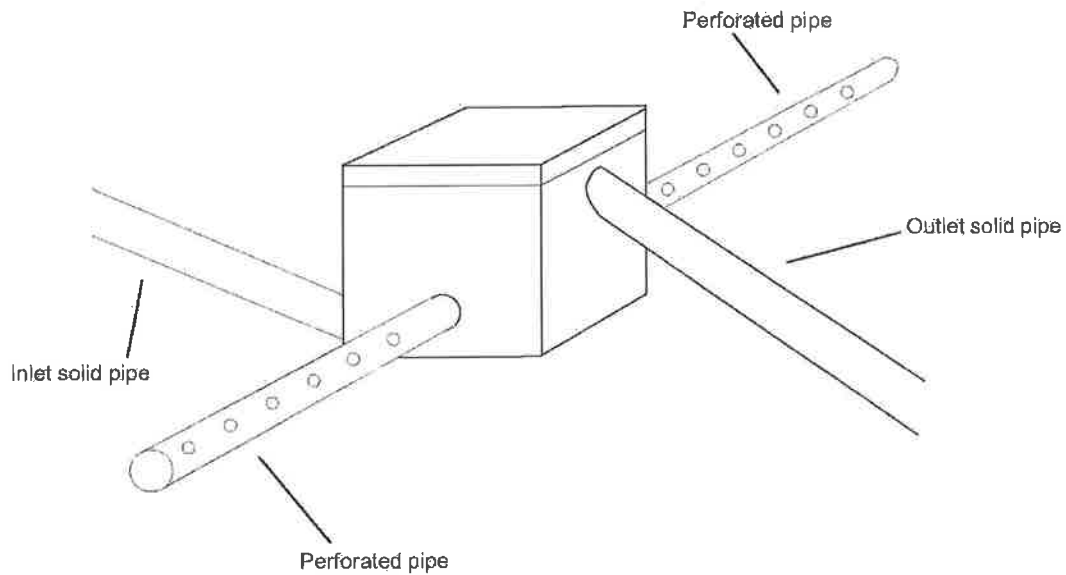
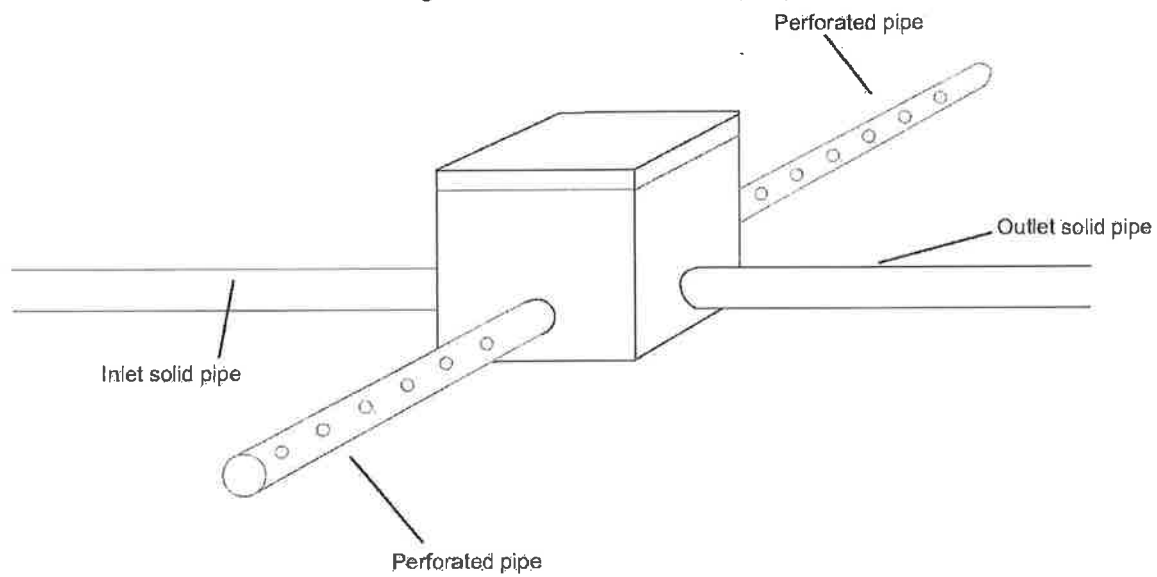


Figure 2. Distribution Structure (Box)



APPENDIX M. EXAMPLES OF TRENCH INSTALLATION

Figure 1. Cross-Section of Conventional Subsurface Absorption Trench

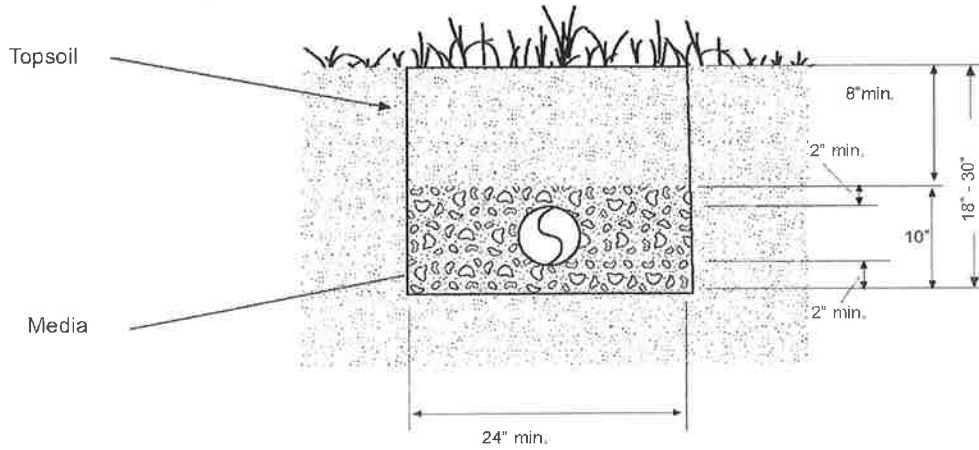


Figure 2. Cross-Section of ET/A Trench

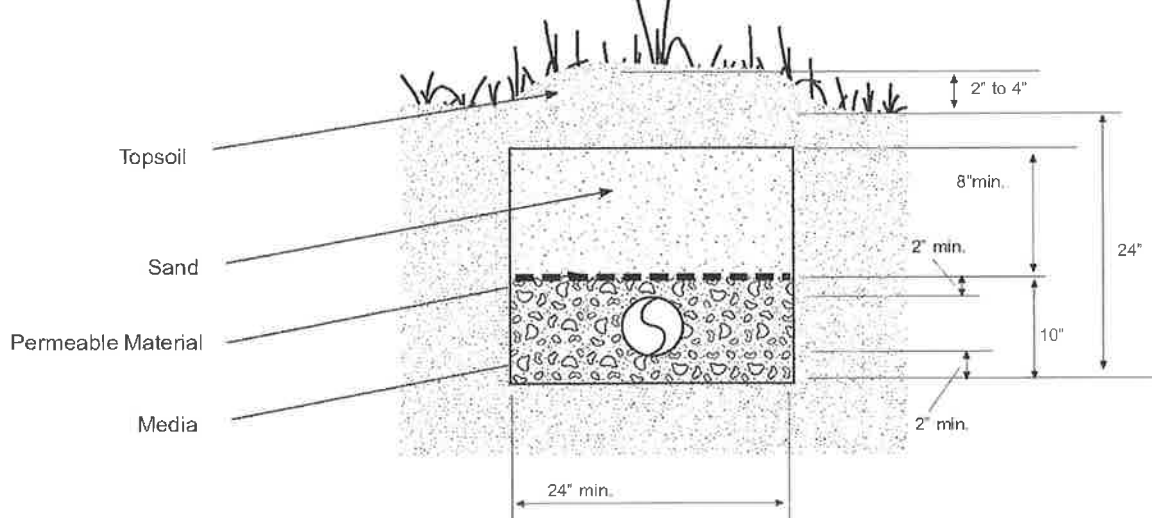
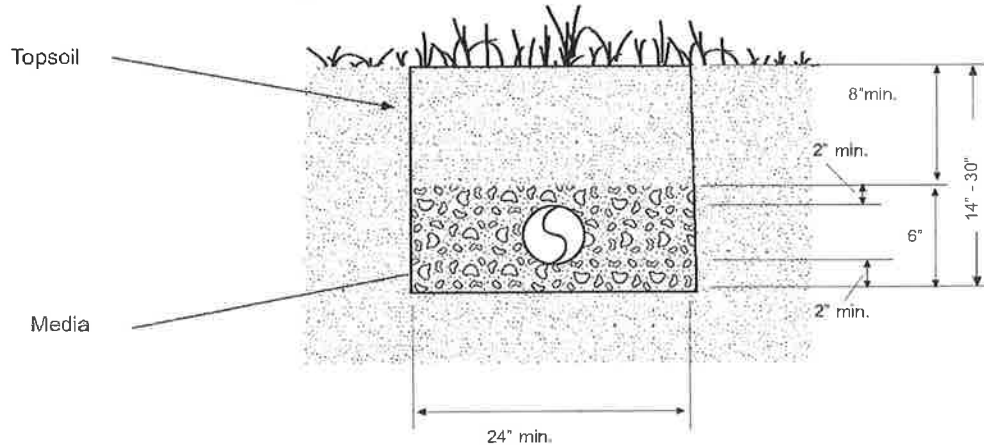
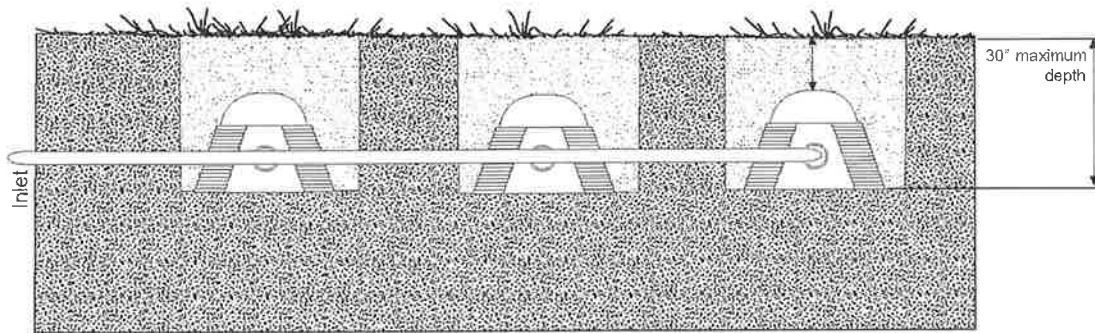


Figure 3. Cross-Section of Low Pressure Dosing



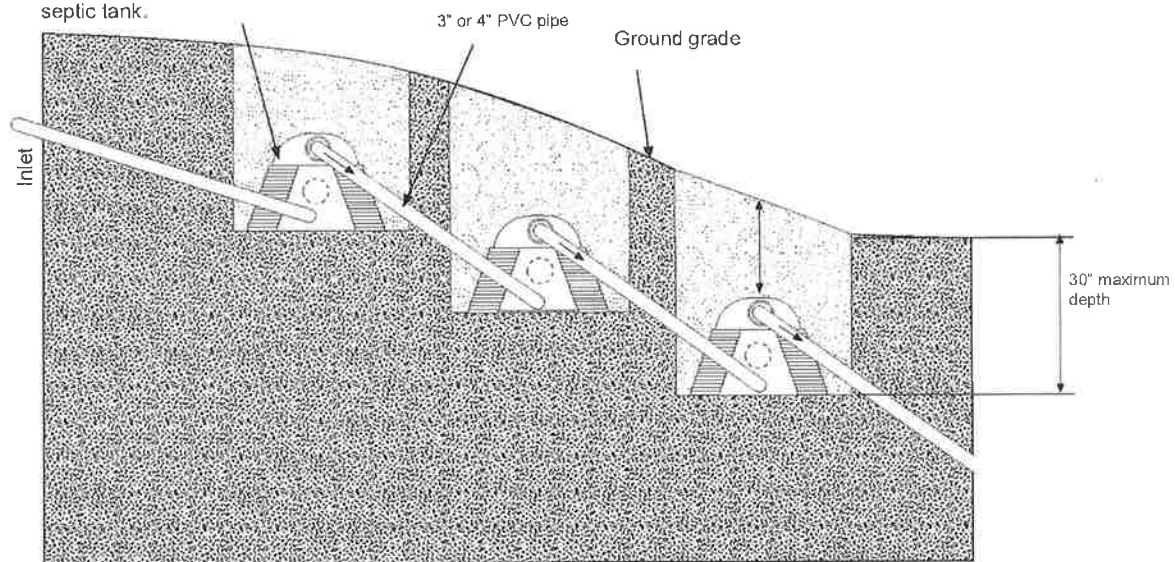
APPENDIX N. EXAMPLES OF CHAMBERS BEING USED FOR STORAGE AND DISPERSAL

Figure 1. Level Systems



The top of the louver in the highest trench line must be at least 2" lower than the bottom of the outlet of the septic tank.

Figure 2. Retention Systems



Council Chambers
Municipal Building
December 27, 2016

The McAlester Airport Authority met in Regular session on Tuesday December 27, 2016, at 6:00 P.M. after proper notice and agenda was posted December 22, 2016.

Present: Weldon Smith, Robert Karr, Travis Read, Cully Stevens, Jason Barnett, Buddy Garvin & John Browne
Absent: None
Presiding: John Browne, Chairman

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

- Approval of the Minutes from the December 13, 2016, Regular Meeting of the McAlester Airport Authority. (*Cora Middleton, City Clerk*)
- Confirm action taken on City Council Agenda Item C, regarding claims ending December 20, 2016. (*Toni Ervin, Chief Financial Officer*) in the amount of \$ 5,090.93.
- Confirm action taken on City Council Agenda Item 1, acceptance of the annual City of McAlester Audited Financial Statements and Independent Auditor's Report for Fiscal Year ending June 30, 2016. (*Toni Ervin, Chief Financial Officer*)

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

AYE: Trustees Smith, Karr, Barnett, Read, Stevens, Garvin & Chairman Browne
NAY: None

Chairman Browne declared the motion carried.

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

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

AYE: Trustees Smith, Karr, Barnett, Read, Stevens, Garvin & Chairman Browne
NAY: None

Chairman John Browne declared the motion carried.

ATTEST:

John Browne, Chairman

Cora Middleton, Secretary

The McAlester Public Works Authority met in Regular session on Tuesday December 27, 2016, at 6:00 P.M. after proper notice and agenda was posted December 22, 2016.

Present: Weldon Smith, Robert Karr, Travis Read, Jason Barnett, Cully Stevens, Buddy Garvin & John Browne
Absent: None
Presiding: John Browne, Chairman

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

- Approval of the Minutes from the December 13, 2016, Regular Meeting of the McAlester Public Works Authority. (*Cora Middleton, City Clerk*)
- Confirm action taken on City Council Agenda Item C, regarding claims ending December 20, 2016. (*Toni Ervin, Chief Financial Officer*) in the amount of \$337,772.05.
- Confirm action taken on City Council Agenda Item E, receipt of the Permit No. WL000061160962 from the Oklahoma Department of Environmental Quality (ODEQ) for the construction of 1,455 linear feet of six (6) inch PVC potable water line and all appurtenances to serve the 2015 CDBG Water Improvements-Phase II. (*Peter Stasiak, City Manager*)
- Confirm action taken on City Council Agenda Item G, authorization of payment to KATCON, Inc., Invoice Payment #6, in the amount of \$ 65,188.95 for Construction Services related to Washington Avenue Pavement Reconstruction Project and funded through the McAlester Public Works Authority Construction Fund Series 2014 Project Account. (*Peter Stasiak, City Manager*)
- Confirm action taken on City Council Agenda Item 1, acceptance of the annual City of McAlester Audited Financial Statements and Independent Auditor's Report for Fiscal Year ending June 30, 2016. (*Toni Ervin, Chief Financial Officer*)
- Confirm action taken on City Council Agenda Item 4, authorization for the Mayor to sign the Contractor's Final Pay Estimate No. 2 for the contract with Cook Consulting LLC for construction of the East Adams & East Miami Ave. Sanitary Sewer Lines and accept the project as completed. (*Peter Stasiak, City Manager*)

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

AYE: Trustees Smith, Karr, Barnett, Read, Stevens, Garvin & Chairman Browne.
NAY: None

Chairman Browne declared the motion carried.

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

AYE: Trustees Smith, Karr, Barnett, Stevens, Read, Garvin & Chairman Browne.

NAY: None

Chairman Browne declared the motion carried.

ATTEST:

John Browne, Chairman

Cora Middleton, Secretary