

Council Chambers  
Municipal Building  
August 8, 2017

The McAlester City Council met in a Regular session on Tuesday, August 8, 2017, at 6:00 P.M. after proper notice and agenda was posted, August 3, 2017 at 4:35 P.M.

### **Call to Order**

Mayor Browne called the meeting to order.

Jim Kelly gave the invocation and led the Pledge of Allegiance.

### **Roll Call**

Council Roll Call was as follows:

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

Staff Present: Peter J. Stasiak, City Manager; David Horinek, Public Works Director; Jayme Clifton, Community Development Director; Toni Ervin, CFO; William J. Ervin, City Attorney and Karen Boatright, Deputy City Clerk

### **Citizens Comments on Non-Agenda Items**

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

There were no Citizen comments.

### **Consent Agenda**

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

- A. Approval of the Minutes from the July 6, 2017, Special Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- B. Approval of the Minutes from the July 11 2017, Regular Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- C. Approval of Claims for July 19, 2017 through August 1, 2017. *(Toni Ervin, Chief Financial Officer)* In the following amounts: General Fund - \$93,944.31; Nutrition - \$1,098.10; Landfill Res./Sub-Title D - \$3,255.00; Tourism Fund - \$5,611.77; SE Expo Center - \$1,891.58; E-911 - \$4,723.01; Economic Development - \$16,018.15; Grants &

Contributions - \$7,158.20; Fleet Maintenance - \$14,669.03; Worker's Compensation - \$941.68; CIP Fund - \$37,162.15; Technology Fund - \$17,165.90 and Stormwater Fund - \$23,274.13.

- D. Accept and place on file the McAlester Main Street Annual Performance Report for FY 2016-2017. (*Amy Newman, Executive Director*)
- E. Accept and place on file the Pride in McAlester Annual Performance Report for FY 2016-2017. (*Stephanie Giacomo, Executive Director*)

Councilman Stevens arrived at 6:04 P.M.

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

A motion was made by Councilman Read and seconded by Councilman Smith to approve the Consent Agenda items "A through D".

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

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

Mayor Browne declared the motion carried.

#### **Items Removed from consent Agenda**

- E. Accept and place on file the Pride in McAlester Annual Performance Report for FY 2016-2017. (*Stephanie Giacomo, Executive Director*)

Councilman Smith stated that he wanted to recognize Pride for the work that they do in the City every year. He added that they had done a great job.

Councilman Smith moved to accept and place of file the Pride in McAlester Annual Performance Report for FY 2016-2017. The motion was seconded by Vice-Mayor Karr and the vote was taken as follows:

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

Mayor Browne declared the motion carried.

#### **Scheduled Business**

1. Consider and act upon, Amendment No. 1 to the Agreement for Professional Airport consulting Services with LBR, Inc., to provide consulting services, including plans and

specifications for Project 3-40-0057-015-2017 “Rehabilitate Runway 2/20 and Connecting Taxiways (Design Only)” (*David Horinek, Public Works*)

Executive Summary

Motion to approve and authorize the Mayor to sign Amendment No. 1 to the Agreement for Professional Airport Consulting Services with LBR, Inc., to provide consulting services, including plans and specifications for Project 3-40-0057-015-2017 “Rehabilitate Runway 2/20 and connecting Taxiways (Design Only)” and acceptance of the fee schedule as per the attached Amendment.

Public Works Director Horinek addressed the Council explaining that the Oklahoma Aeronautics Commission (OAC) had contracted with Garver in 2016 to provide a preliminary report on the condition of the Runway and Taxiways at the McAlester Municipal airport. He stated that the recommendation of this report was that Runway 2/20 undergo a major rehabilitation. He added that the FAA would provide a grant covering 90% of the costs with the City providing the remaining 10%. He explained that Amendment No. 1 to the Professional Airport consulting Services agreement totaled \$300,400.00 of which the City’s portion was \$30,040.00 or 10%.

There was a brief discussion concerning the City’s percentage of the costs and how that could change.

A motion was made by Councilman Read and seconded by Councilman Smith to approve and authorize the Mayor to sign Amendment No. 1 to the Agreement for Professional Airport Consulting Services with LBR, Inc., to provide consulting services, including plans and specifications for Project 3-40-0057-015-2017 “Rehabilitate Runway 2/20 and connecting Taxiways (Design Only)” and acceptance of the fee schedule as per the attached Amendment. There was no further discussion, and the vote was taken as follows:

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

NAY: None

Mayor Browne declared the motion carried.

2. Consider and act upon, a Use Permit After Review in the Wade Watts Corridor for the use of the property at 1415 E Wade Watts Avenue for “professional offices”. (*Jayme Clifton, Community & Economic Development Director*)

Executive Summary

Motion to approve a Use Permit After Review in the Wade Watts Corridor for the use of the property at 1415 E Wade Watts Avenue for “professional offices” and to authorize the Mayor to sign the Use Permit after Review approval form.

Community Development Director Clifton addressed the Council explaining that the Planning and Zoning Commission had met on July 18, 2017 and voted to recommend a “Use Permitted After Review” for property located in the Wade Watts Corridor Development overlay. She stated that the property was currently zoned R-1B (Single Family Residential) and the permitted use would be for “professional offices”.

Councilman Stevens inquired about the inclusion of the elevation plans for a rezone.

Director Clifton explained that this was not for a rezone but for a “use permit” and that was a requirement.

Vice-Mayor Karr moved to approve a Use Permit After Review in the Wade Watts Corridor for the use of the property at 1415 E Wade Watts Avenue for “professional offices” and to authorize the Mayor to sign the Use Permit after Review approval form. The motion was seconded by Councilman Stevens, and the vote was taken as follows:

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

NAY: None

Mayor Browne declared the motion carried.

3. Discussion and possible action for a pledge of funds for the construction and/or expansion of a Sports Complex in the City of McAlester. (*Peter Stasiak, City Manager*)

Manager Stasiak addressed the Council presenting them with an evaluation of the City’s Hotel/Motel tax revenues and expenditures for the current fiscal year. He then reviewed four (4) scenarios indicating both the advantages and deterrents for each of the scenarios and the estimated costs associated with each of the scenarios. He added that the City did have funds available to meet the requested investment of \$350,000.00 and those funds could be pledged for matching funds. Manager Stasiak commented that staff did not recommend distribution of the funds until all money had been raised and committed and staff did recommend that the Sertoma Club submit an in depth maintenance plan for the proposed facilities.

Aaron Heathcock answered questions posed by the Council concerning the proposed scenarios and there was discussion concerning the number of acreage at Mike Deak field, parking issues, how many acres would be needed for the entire complex, including this topic in the Strategic Plan, the revenue that the proposed Sports Complex could generate and become self-sustaining, if the City needed a multi sports complex or another park in the City, the concerns of where the complex would be located, who would maintain the complex after it was built, and if there was more acreage available in scenario four, that suggested acreage contiguous to the City.

Mayor Browne commented that the Sertoma Club should be telling the City what they needed or would like to do and the calls he had received supporting this complex have outnumbered the calls against the complex. He added that he felt that the Council supported the complex and would help fund the project.

Councilman Read suggested an Executive Session to discuss the scenarios.

There was additional discussion concerning having the entire complex in one area, the City owning the complex and leasing it to the Sertoma Club, taking longer to develop the complex, including more sports than just baseball, and the unused or underused park property around the City.

Mayor Browne set an Executive Session at the next Council meeting to discuss the complex and have the City Manager meet with Infrastructure Solutions Group prior to the meeting to see if there was a viable way to put the complex in scenario four and to put a cost estimate together for the entire cost of the complex.

There was no vote on this item.

### **New Business**

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

There was no new business.

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

- Report on activities for the past two weeks.

Manager Stasiak reported that a PSO electric line, at the raw water pump station, had probably been hit by lightning on Sunday morning causing the pump station to shut down. He stated that PSO had quickly repaired the line and when the station was set to turn on pump number three (3) failed to start. He explained that pump three (3) would be removed on Thursday and sent off to be repaired or replaced. Manager Stasiak then explained that because of an issue with one of the other pumps the station was only running on two (2) pumps. He added that the part needed to repair the non-working pump had been ordered and the pump would be repaired.

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

There were no comments from the Council.

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

Mayor Browne asked that the City have an officer at the intersection of Strong and Carl Albert Parkway in the morning and afternoon.

Manager Stasiak explained that an officer would be at that intersection at 7:30 a.m. until 8:30 a.m. and then again from 2:30 p.m. through 3:30 p.m. until that signal light was repaired.

Mayor Browne congratulated Molly Ervin, who had been named a National Merit Scholar and she would be attending Johns Hopkins University. He added that the Parkinson's Foundation has two (2) new programs available in McAlester. One was the "Speak Out" Speech Therapy and second was "Ready to Fight" for exercise. He added that this was all done through local fund raising. He announced that Dottie's Children's Clothing had reopened in McAlester with Ginny Bailey as the new owner of the shop.

### **Recess Council Meeting**

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

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

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

NAY: None

Mayor Browne declared the motion carried and the meeting was recessed at 7:05 P.M.

#### Reconvene Council Meeting

The Regular Meeting was reconvened at 7:06 P.M.

#### Adjournment

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

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

NAY: None

Mayor Browne declared the motion carried, and the meeting was adjourned at 7:07 P.M.

ATTEST:

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John Browne, Mayor

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Cora Middleton, City Clerk