

THE MAYOR AND THE CITY COUNCIL MET IN SPECIAL SESSION JANUARY 24, 2022, IN THE COLEMAN THEATRE AT 4:30 PM WITH THE FOLLOWING MEMBERS PRESENT:

Bless Parker, Mayor
Brian Estep, Councilmember Ward 1
Kevin Dunkel, Councilmember Ward 2
Dwain Sundberg, Councilmember Ward 3
David Davis, Councilmember Ward 4

Bo Reese, City Manager
Ben Loring, City Attorney
Melissa Moore, City Clerk

Notice of a special meeting of the Miami City Council, Miami, Oklahoma, called by Mayor Bless Parker, was displayed in the main lobby of the Miami Civic Center and by posting on www.miamiokla.net starting at 9:15AM on January 20, 2022, pursuant to 25 O.S. §311(9) (a) and (b) and the agenda was displayed and posted in the same manner on January 21, 2022, at 10:30AM.

THE COUNCIL MAY TAKE ANY OF THE FOLLOWING ACTIONS: DISCUSS, CONSIDER AND VOTE FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ANY ITEM LISTED IN THIS AGENDA:

1. Call to Order

Mayor Parker called the meeting to order at 4:34PM.

Mayor Parker moved agenda item #5 ahead of agenda item #2.

5. Honorary Street Naming for Dr. Steve Grigsby

Michael Urie explained that Dr. Steve Grigsby had considerably contributed to the community and the family would like 2nd Ave SW in front of Integris Miami Hospital to be honorarily named after him. Since the street would be honorarily named it would not affect the 911 system or mail delivery. Michael Urie stated that he would cover the cost of the signs. Ben Loring will draw up the proclamation. Melissa Moore will work with Michael Urie to schedule this to be on an upcoming agenda when the family can attend.

No action taken.

2. Coleman Event Planning and Facility Needs

Marcia Johnson explained the three (3) different funding models: profit/loss shared with the promoter; facility rental which doesn't bring a lot of revenue or attendance; and profit/loss carried by the Coleman which brings an increase of risk. Johnson shared a \$267,000 FY 2022-2023 proposal for nine (9) events which would include four (4) big name events that use the profit/loss with the promotor model, 2 big name events where the Coleman takes the risk depending on the budget, and three (3) big name rentals. Councilmember Sundberg brought up the possibility of selling alcoholic beverages during events, which will raise the profit of concessions. The Coleman and staff would need to apply for the license through the ABLE Commission, the City Facility Use Policy would need to be revised, and the need for additional security would need to be reviewed.

Danny Dillon shared a list of reoccurring events and possible acts. There was discussion that if the act brought a larger audience than the Coleman could seat then an outdoor venue would be better, possibly the stadium. Dillon brought up the need for additional staffing and a lighting upgrade to accommodate bigger events. Dillon also brought up the idea of moving the concession stand, opening a gift shop, and relocating the ticket booth.

The upgrade to sound and lighting will be paid by the Friends of the Coleman, MDRA, and donations. Dillon stated that he believes there would need to be a forty thousand dollar up front cost per show.

Kevin Browning provided an overview of the different projects that have been completed at the Coleman since 2015 which had a total expense of two hundred fifty-eight thousand eight hundred fifteen dollars

(\$258,815.00) not including the new controls for the boiler and chiller. Browning explained the future needs for the Theatre including a structural opinion, new fire escapes, roof replacement, exterior cleaning and painting on the west side, and upstairs restrooms and plumbing.

No action taken.

3. *Possible Action Item* Engagement With Willdan Financial Services to Perform a 2022 Electric, Water, Wastewater, and Solid Waste Rate Study and Non-Rate Fee Study

Dan Jackson explained that he has been a rate consultant for twenty-five (25) years. The recommendation is to do a rate and non-rate fee study. He stated that it is good to conduct a study every few years to ensure that the rates are still on track so that the City does not under recover and so the citizen is not overpaying. A new rate plan benefits the City by providing new information to make good decisions. A list of rate and non-rate fees that would be studied was provided in the packet. Jackson clarified that the study provides a long-term plan but should be reviewed and updated every three to four years to ensure the plan is on track. The rate study and the amount of revenue needed is important when planning to spend money on infrastructure projects. Public Utility Director Tyler Cline explained the importance of putting money into the City's infrastructure and that educating the citizens on utility needs is also very important. Cline stated he would like to show the council the new SCADA system at an upcoming work session. Jackson stated that it is important to charge the appropriate money at the appropriate time. Tyler advised that an updated rate study will be required to do a new bond for infrastructure improvements.

Councilmember Estep moved to approve the engagement letter with Willdan Financial Services to perform a 2022 electric, water, wastewater, and solid waste rate study and non-rate fee study. Councilmember Davis made the second. The Council was polled with the following results:

Estep, Aye Davis, Aye Dunkel, Aye Sundberg, Nay Parker, Abstain

Mayor Parker declared the motion carried.

4. Disconnect Fee of \$55 and Reconnect Fee of \$55

Mayor Parker explained that he has received several phone calls on the disconnect and reconnect fees. There was a discussion of when the fifty-five dollars (\$55) disconnect fee should be applied, when the city employee is at the property, on the property, or physically removing the meter. Ben Loring will draft an ordinance with the change that if the city employee arrives at the property, then the disconnect fee of fifty-five dollars (\$55) will be charged.

No action taken.

6. Honorary Street Naming for Willie Osborn

Mayor Parker brought up the idea of having the street in front of Osborn Drugs honorarily named Willie Osborn to honor him for his contributions to the community. This will be placed on a future agenda.

No action taken.

7. Street Repairs and Possible Moving Money From the Rainy Day Fund

Mayor Parker explained that his recommendation is to move money out of the rainy day fund to mill and overlay some streets. Tyler Cline recommends waiting until the mill and overlay study is completed. Councilmember Sundberg wants to make sure that the streets recommended for mill and overlay can be done without rebuilding the streets. Additionally, City Grant Writer Glenda Longan explained that there is a grant that may provide funding to raise some roads out of the flood zone. Longan explained that the grant would be for six point three (6.3) million dollars. Fitzgibbon reported that there is four point five (4.5) million dollars in the rainy day fund as

of December 31, 2021. Bo Reese explained that moving money out of the rainy day fund will lower the Performer Report in that area. The council is seeking to move one point two (1.2) million dollars out of the rainy day fund for mill and overlay and one point five (1.5) million dollars for the grant match. Loring explained that the current ordinance lists specific reasons for removing money out of the rainy day fund. Loring will redraft the ordinance to include a general catch all clause regarding any other emergency deemed by the council unanimously.

No action taken.

The council recessed the meeting at 7:05PM.
The council continued the meeting at 7:18PM.

8. Restoration of the Old Fire Truck Number Six (6)

Robert Wright explained that the old fire truck number six (6) used to be in service and provided current pictures of the truck. To restore the truck, it will take a mechanic and a body shop. Wright reported that he heard it would take approximately thirty-five thousand dollars (\$35,000.00), but there is not a written quote. Loring explained that the Rotary Club has a twenty thousand dollar (\$20,000.00) grant through State Farm that if awarded could assist with the restoration. Councilmember Davis stated that he would donate the first one thousand dollars (\$1,000.00) and suggested adding a meter to the website that would monitor how close they are getting to the goal. Mayor Parker asked if there could be a go fund me page. Loring stated that he did not see a problem with that. Wright recommended putting a committee together to raise funds toward the restoration.

No action taken.

9. Training Budget for the Fire Department

Councilmember Dunkel explained that there are several fire fighters retiring and new fire fighters coming on. Fire Chief Robert Wright handed out a list of people who are eligible to retire. Wright provided a copy of his current budget which is the third highest in the City. Wright would recommend adding an additional twelve thousand dollars (\$12,000.00) to his training budget. City Manager Bo Reese and Fire Chief Robert Wright will discuss the additional training request.

No action taken.

10. Christmas Decorating Budget for Downtown Main Street

Mayor Parker explained that he has heard from citizens that they would like the City to have more decorations downtown. Tyler Cline explained the live garland and tree costs approximately fourteen thousand dollars (\$14,000.00). There was a recommendation that this agenda item be taken to the Miami Downtown Redevelopment Authority for further discussions and a recommendation.

No action taken.

12. Possible Outdoor Exercise Area, Location, and Grant Funding

Mayor Parker advised that a company that makes outdoor exercise equipment has approached the City to apply for a grant for the equipment to create an exercise area that people can use by themselves without an instructor needed. The grant is actually a discount. Glenda Longan explained that the discount is approximately fifteen percent (15%) off the cost. Longan explained that with local partnerships, the City could put in a similar outdoor exercise area at a lower cost.

No action taken.

11. Update on Smart Meters and Next Steps

Tyler Cline explained that the grant was not approved, and the City will reapply when the new funding window opens.

No action taken.

13. Golf Cart Ordinance

Ben Loring explained that the first draft of the golf cart ordinance is in the packet. Loring talked with various insurance companies and the Oklahoma Tax Commission during the drafting of this ordinance. The restrictions on what municipalities can impose have been set out by the State statute. Councilmember Sundberg’s insurance agent has been sent the ordinance and has offered to send to his legal counsel. Loring explained that the items that are highlighted are items that may need further discussion. The golf cart will have to be insured.

No action taken.

14. Costs and Future Planning for Spring Cleanup

Bo Reese provided an overview of the 2021 spring cleanup costs and the debris tonnage. The challenges are that local contractors and landlords take advantage of the event and place remodeling debris out for pick up. Additional challenges regarding spring cleanup are that it causes a disruption out at the transfer station, takes extra staff from other departments, and some citizens go through the piles creating a large mess in citizens’ yards all over town. An option discussed was to set up roll offs throughout the town, but the disadvantage of that is there is not any control as to what is placed in the roll offs and by whom. Councilmember Sundberg expressed his concern about taking away business from companies who provide roll offs for a fee. He also asked if the proposal brought to the council could include if a business picked up debris for a citizen and provided the transfer station with the citizen’s bill if the dumping fee could be waived. Sanitation Manager Kevin Horn recommended that the citizens bring their own items to the transfer station for spring cleanup instead of the City picking it up. This option was successfully utilized several years ago. There was some discussion of having the transfer station open from 8am to 7pm Monday thru Saturday for those two weeks. The City will need to provide good communication to the public. Reese also explained that someone can schedule a special pick up by the sanitation department and the fee for that service would be on their next utility bill.

No action taken.

Mayor Parker moved back to agenda item #2.

2. Coleman Event Planning and Facility Needs

Mayor Parker requested a review to see if there is forty thousand dollars (\$40,000) of funding in the City manager’s budget to allow the Coleman staff to book two (2) acts.

No action taken.

15. City Manager’s Communications

Bo stated that it was a good meeting, and that the Coleman was a good location and could be utilized more in the future for meetings.

No action

16. Adjournment

Councilmember Dunkel moved to adjourn. Councilmember Estep made the second. The Council was polled with the following results:

Dunkel, Aye

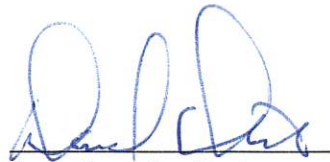
Estep, Aye

Sundberg, Aye

Davis, Aye

Parker, Aye

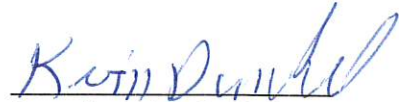
Mayor Parker declared the meeting adjourned at 8:24PM.



Councilmember Davis



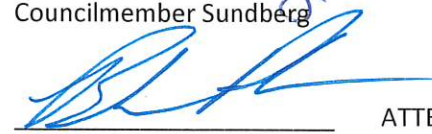
Councilmember Sundberg




Councilmember Dunkel



Councilmember Estep



Mayor Bless Parker

ATTEST: 
Melissa Moore, City Clerk

