

THE MAYOR AND THE CITY COUNCIL MET IN REGULAR SESSION FEBRUARY 27, 2023, IN THE MIAMI CIVIC CENTER COUNCIL CHAMBERS AT 6:00 PM WITH THE FOLLOWING MEMBERS PRESENT:

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

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

The agenda for the meeting was displayed in the main lobby of the Miami Civic Center and by posting on www.miamiokla.net starting at 2:00PM on February 24, 2023, pursuant to 25 O.S §311(9) (a) and (b).

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 6:00PM.

2. Pledge of Allegiance

Mayor Parker led the pledge of allegiance.

3. Update of Miami Towers Housing Authority Project and Nine Tribes Housing Authority Project

Tammi Creason provided an update regarding the Miami Towers Housing Authority project. The project includes structural and asbestos work. During the construction period there will be temporary shoring through the sixth floor. Creason stated that the first floor will remain retail rental space. By increasing the size of the apartments there will be ten (10) less units. The apartments will have all new bathrooms, flooring, and cabinets. Due to the size of the units, they will not include dishwashers. Both the Miami Towers and the Nine Tribes will go back to senior designation with the renovations. Senior designation is fifty-five (55) years and older. Creason explained that seventy percent (70%) of the asbestos is abated, they are trying to get as close to one hundred percent (100%) as possible. The remediation is a wet remediation, and the remainder will be left and not located in places that would need to be uncovered during any routine maintenance. The Nine Tribe housing will have one hundred (100) units in service after minor renovations are completed. Creason explained that they are rehabilitating one half at a time so as not to displace all residents. Both projects will be done simultaneously and will be completed in twelve (12) months from the time construction begins.

Mark McDowell explained that the Nine Tribes Building has not been designated to senior citizens, that will change with the new renovation. These affordable housing programs are thirty-year (30 yr.) programs and not fifteen years (15 yrs.). They will continue to be owned by the Housing Authorities.

Mayor Parker requested to have a Council work session at the sites once some of the projects have been completed.

No action taken.

4. Discussion of 1966 Cooperation Agreement Between Miami Housing Authority (MHA) and City of Miami

Ben Loring explained that the nineteen sixty-six (1966) cooperation agreement with the Miami Housing Authority was based on the Fair Housing Act in 1949. The agreement provides for the Housing Authority to make an annual payment to the City in lieu of taxes. The payment is ten percent (10%) of the total rent collected, five percent (5%) goes to the City and five percent (5%) goes to Miami Public Schools. The payments to the City have been accruing over the years and there is approximately one hundred ninety-two thousand dollars (\$192,00.00) in the account. There is a stipulation on the money that the City receives, the money must be used for the

elimination of substandard or unsafe or unsanitary housing and the expenditure of the money must be approved by the Housing Authority. The Housing Authority is short two hundred thousand dollars (\$200,000.00) and therefore is requesting the money they have paid to the City to assist with the two (2) projects. The payments to the City began in nineteen seventy-one (1971) and some expenditures have occurred with approval from the Housing Authority. Ben Loring explained that both projects are in the Urban Renewal District which has a plan for the district. The Housing Authority would like to change the agreement to become a fixed payment each year and would allow the funding to not be restricted so the City would be able to use the funding as the Council sees fit.

Kristi McClain praised the Housing Authority for using local contractors and have been doing what they say they are going to do.

No action taken.

5. Update on International Property Maintenance Code (IPMC) Inspection Program

Kristi McClain provided an update on the property inspection program. The property inspection program was approved by ordinance in two thousand twenty-one (2021) and an additional full-time employee (FTE) was approved for implementation. The program was implemented in January two thousand twenty-two (2022) and the first goal was to focus on life safety issues. The department is currently doing inspections on properties without active utilities for three (3) months or longer. At the end of December two thousand twenty-two (2022) fifty-nine (59) IMPC inspections were completed and twenty-nine (29) certificates were issued for meeting the minimum standards. This includes both inspections and re-inspections. McClain explained that the International Property Maintenance Code (IPMC) allows for an expanded list of items that can be addressed. Next steps would allow this inspection to be completed when an owner changes or other reasons. The cost for an inspection is fifty dollars (\$50.00) and the re-inspections are ninety-five dollars (\$95.00).

No action taken.

6. *Potential Action Item* Other New Business, if any, Which has Arisen Since the Posting of the Agenda and Could not Have Been Anticipated Prior to the Time of Posting (25 O.S. § 311(9))

None.

7. The Meeting Will be Continued From Council Chambers and Reconvened in the Staff Room for Purposes of the Executive Session

The Council continued the meeting from the Council Chambers at 7:33PM and reconvened in the staff room at 7:39PM.

8. Executive Session in the Staff Room Pursuant to 25 O.S. 307(C)(11) for Purposes of Conferring on Matters Pertaining to Economic Development, Financing, or the Creation of a Proposal to Entice a Business to Locate Within The City of Miami or the Service Area

Mayor Parker asked Ben Loring, Bo Reese, Melinda Stotts, and Melissa Moore to remain for the executive session.

Councilmember Dunkel moved to go into executive session for the reason stated in the agenda with the people listed above. Councilmember Sundberg made the second. The Council was polled with the following results:

Dunkel, Aye Sundberg, Aye Estep, Aye Williams, Aye Parker, Aye

Mayor Parker declared the Council in executive session at 7:40PM.

Mayor Parker declared the Council out of executive session at 8:10PM.

The Trust reconvened the regular meeting at 8:10PM.

9. *Possible Action Item* on Matters Addressed in Executive Session Agenda Item Number 8

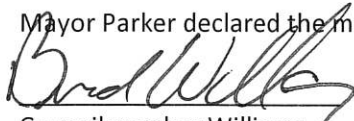
No action taken.

10. *Action Item* 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 Williams, Aye Parker, Aye

Mayor Parker declared the meeting adjourned at 8:11PM.



Councilmember Williams




Councilmember Sundberg



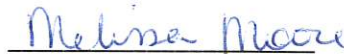
Councilmember Dunkel



Councilmember Estep



Mayor Bless Parker

ATTEST: 

Melissa Moore, City Clerk

