

THE MAYOR AND THE CITY COUNCIL MET IN REGULAR SESSION AUGUST 28, 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](http://www.miamiokla.net) starting at 1:55PM on August 25, 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. Invocation by Minister of First Christian Church**

Invocation by the Minister of First Christian Church, Brandon Fletcher.

**3. Pledge of Allegiance**

Mayor Parker led the Pledge of Allegiance.

**4. Presentation and Discussion of the New Boys & Girls Club Teen Center**

Mackenzie Garst, CEO of Boys & Girls Clubs of Ottawa County provided the Council and public with a brief history of the Boys & Girls Club and statistical information. Garst explained that the club has received a million-and-a-half-dollar ARPA grant from the State of Oklahoma for a new teen center. The deadline to spend the money is 2025, all funding not spent is required to be turned back over to the state. The Boys & Girls Club purchased the old Miami NewsRecord building on August 14, 2023. A new Boys & Girls Club Teen Center is needed because Garst and the Board of Directors are looking for a home for the teens they serve now, with room for future growth. It was a struggle for the club to find a location that had adequate space for the money they could spend. The location that was chosen and purchased is centrally located, will be the third (3<sup>rd</sup>) site in Miami, and needs very little interior work. Garst explained that to ensure room for future growth and provide adequate spacing for programming, they need to add a gymnasium and an outdoor classroom. The outdoor classroom would allow the club to continue gardening programs. Garst explained that they would like this location to have two thousand five hundred square (2,500.00) feet instead of the current amount. To build a gymnasium and an outdoor classroom, the club would need to obtain a portion of the public parking lot that is located next to the Miami News Record building. Garst explained the club has reduced the size of the gymnasium to four thousand two hundred (4,200) square feet to be able to reduce the request of space needed. Garst explained that they have worked with an architect to be able to be able to redesign the parking lot so instead of reducing the number of parking spots by twelve (12), then they would be able to increase the number of parking spots by two (2). The redesign would move the south exit onto A street north a few feet (which will require ODOT approval) and take out the large middle concrete center. Garst stated that the club would pay to have the parking lot restriped.

Councilmember Estep pointed out the specs on the size of parking spots and required number of designated handicapped spots. These will have to be looked at further to ensure compliance with the city code.

Councilmember Sundberg let Mackenzie Garst know that the renderings had the handicapped spots drawn where people would be backing into the spaces.

Mayor Parker confirmed that the existing exit into the alley would not change and that it is a one-way alley going north. He also asked if the club had investigated building the gym in the parking lot across A street. Garst stated that she could not build a gym in that lot since the kids would need to cross A street and that would be against their safety protocols from BGCA.

Councilmember Dunkel asked Garst to explain the anticipated traffic flow. Garst responded that drop off and pick up will be on 1<sup>st</sup> street. Drop off will include school buses, BGC vans, and parent's vehicles. There will be a steady stream of parents dropping off or picking up their kids. The club is considering including a possible entrance/exit in the parking lot to the north of the building where the gymnasium will be located. Garst also explained that ten (10) months out of the year there will be two (2) staff until 2:30PM. During club hours, depending on the season, there could be between eleven (11) to nineteen (19) additional staff. Staff will park wherever there is available parking, and it usually takes five (5) minutes or less for parents to pick up their kids.

Councilmember Williams clarified with Garst that the club plans to build a four thousand two hundred thirty-eight (4,238) square foot gymnasium which would use forty-six (46) by seventy-six (76) of the existing parking lot. Garst confirmed that the club is committed to paying for the striping of the parking lot.

Councilmember Sundberg requested the cost of the parking lot and building. Garst explained that she cannot secure bids until the decision on the additional space of the gymnasium is made.

Councilmember Dunkel asked what the plan is if she does not get the additional space requested. Garst explained that there is not a plan, the board would need to go back and refigure plans on how to accomplish using the existing space and having room to grow.

Mackenzie Garst explained that the current space of the building will not allow her to absorb the MSRP program without the addition of the gym, but whether they absorb MSRP or not they still need to have a gym.

Charlie Rarick, Miami Little Theatre, and the Friends of the Coleman explained that he has several concerns with the proposal. Rarick is concerned about the parking in the lot and how the additional traffic flow would interfere with the current Coleman Theatre show traffic. Rarick also stated that he previously worked for Crossland and currently works for Branco and is concerned with the cost of the project and the funds available.

Janie McQuigg, Friends of the Coleman requested to have the parking lot marked off showing the space the Boys & Girls Club is requesting. McQuigg is concerned about the Council setting a precedent on designating parking spots for specific businesses and the difficulty for people making a left-hand turn into the alley. She stressed that the alley needs to be as clear as possible. McQuigg stressed that the Coleman Theatre is not against children, they have activities for children throughout the year.

Martha Smith, former volunteer of the Boys & Girls Club and Friends of the Coleman explained that she volunteered at the Boys & Girls Club for years and that the Friends of the Coleman support the Boys & Girls Club. She would like more information about the number of current teens served.

Carol White, President of the Friends of the Coleman, Board Member of the Humanities Council, and Board Member of the Historical Society mentioned with 2026 being the centennial of Route 66, the Humanities Council is focused on building up the cultural district. She also mentioned that the Coleman Theatre is approaching its 100<sup>th</sup> anniversary.

Judge Jennifer McAffrey, Board President of the Boys & Girls Club explained that she never thought that the club and the Friends of the Coleman would be conflicting. McAffrey stressed that the club kids are the future and will be the ones to take care of the Coleman Theatre when they grow up. McAffrey explained that the club using the

requested space would not stop her from coming to the Coleman Theare. The club kids will not be roaming the streets downtown, they will be in the gym or in the outdoor classroom.

Mackenzie Garst explained that she would be willing to talk about designated parking spots for tour buses. The club will be ADA accessible as it is a requirement for the club. The Teen Center will serve youth aged twelve (12) and above. The current facility they utilize serves one hundred and seventy-eight (178) teens. Garst explained that the Council has already set a precedent related to parking downtown and shown that they are willing to work with businesses to be successful. Garst stated that the alleyway does not serve any purpose for the club.

Mayor Parker asked the Friends of the Coleman and the Boys & Girls Club to meet in the parking lot at the location once the proposed area has been marked off and come to a compromise. Mayor Parker explained that the Council will vet the proposal and come to a decision. This will be on the September 05, 2023, Council agenda.

Mackenzie Garst explained that the club has been compromising by reducing the size of the gymnasium and is paying the architect and cannot keep paying for plans to be changed.

No action taken.

**5. \*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))**

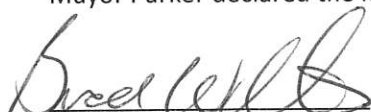
None.

**6.\*Action Item\* Adjournment**

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

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

Mayor Parker declared the meeting adjourned at 7:38PM.

  
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Councilmember Williams

  
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Councilmember Sundberg

  
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Councilmember Dunkel

  
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Councilmember Estep

  
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Mayor Bless Parker

ATTEST:   
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Melissa Moore, City Clerk

