



McAlester City Council

NOTICE OF MEETING

Regular Meeting Agenda

Tuesday, April 9, 2013 – 6:00 pm
McAlester City Hall – Council Chambers
28 E. Washington

Steve Harrison Mayor
Weldon Smith Ward One
John Titsworth Ward Two
Travis Read Ward Three
Robert Karr Ward Four
Buddy Garvin Ward Five
Sam Mason, Vice Mayor 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

Robert Tate, First Indian Baptist Church

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 the Minutes from the March 26, 2013 Regular Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- B. Approval of Claims for March 20, 2013 to April 2, 2013. *(Toni Ervin, Chief Financial Officer)*
- C. Update and Expenditure Report for the McAlester Public Schools. *(Marsha Gore, Ed.D., Superintendent, McAlester Public Schools)*
- D. Concur with Mayor's Appointment of Ricky Judge, MD, 1817 S. 14th St., McAlester 74501 to the McAlester Regional Health Center Authority Board of Trustees for a term to expire February 28, 2019. *(Steve Harrison, Mayor)*
- E. Consider, and act upon, award of bid to Brentag Southwest for the supply of the chemicals for the McAlester Water Treatment Plant on a unit price basis the following chemicals: 40% Polymer, aluminum sulfate, chlorine, copper sulfate, polyaluminum feric halide, polyphosphate, and powder activated carbon. *(David Medley, P.E., Director of Utilities)*
- F. Consider, and act upon, award of bid to Southwest Chemical Service for the supply of the chemicals for the McAlester Water Treatment Plant on a unit price basis the following chemicals: 20% sodium permanganate and 30% caustic. *(David Medley, P.E., Director of Utilities)*
- G. Consider, and act upon, changing incentive pay in Section 2.03, License, Lab "B" and "C" of the McAlester Personnel Handbook. *(Peter J. 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.

SCHEDULED BUSINESS

- 1. Consider and Act to sell the South Side Business Park (King Ranch Property) to The Choctaw Nation of Oklahoma for the purchase price of \$1,350,000.00, and to authorize the Mayor to execute any and all necessary instruments to complete the sale on behalf of the City of McAlester, Oklahoma. *(Mayor, Steve Harrison)*

Executive Summary

The committee recommends the sale of the South Side Development Center/Business Park to the Choctaw Nation of Oklahoma for the sum of \$1,350,000.00.

- 2. Discussion and possible action, to require additional itemization on billing statements submitted by MPower Economic Development and contractual compliance. *(Councilman, John Titsworth)*

Executive Summary

Item requesting additional itemization on billing statements.

- 3. Discussion, and possible action, on approval of certain costs related to the Fire Department. Funds to be used from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services. *(Brett Brewer, Fire Chief)*

Executive Summary

Motion to approve the cost of communication equipment (20 hand held radios w/mic) in the amount of \$15,345.80 with funds to be used from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services.

- 4. Consider and act upon Change Order No. 1 for the 2010 CDBG Water Improvements with C.S. Day & Associates of Tahlequah, Oklahoma. *(David Medley, P.E., Director of Utilities)*

Executive Summary

Motion to approve Change Order No. 1 to the 2010 CDBG Water Improvements to deduct \$1,000 from the original contract price of \$141,340.00 resulting in a contract price of \$140,340.00. This is the final change order for this project which reconciles the final constructed items to those originally bid. No additional time is requested in this change order.

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 March 26, 2013 Regular Meeting of the McAlester Airport Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item B, regarding claims ending April 2, 2013. *(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 March 26, 2013 Regular Meeting of the McAlester Public Works Authority *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item B, regarding claims ending April 2, 2013. *(Toni Ervin, Chief Financial Officer)*
- Confirm action taken on City Council Agenda Item E, award of bid to Brentag Southwest for the supply of the chemicals for the McAlester Water Treatment Plant on a unit price basis the following chemicals: 40% Polymer, aluminum sulfate, chlorine, copper sulfate, polyaluminum feric halide, polyphosphate, and powder activated carbon. *(David Medley, P.E., Director of Utilities)*
- Confirm action taken on City Council Agenda Item F, award of bid to Southwest Chemical Service for the supply of the chemicals for the McAlester Water Treatment Plant on a unit price basis the following chemicals: 20% sodium permanganate and 30% caustic. *(David Medley, P.E., Director of Utilities)*
- Confirm action taken on City Council Agenda Item G, changing incentive pay in Section 2.03, License, Lab "B" and "C" of the McAlester Personnel Handbook. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 4, Change Order No. 1 for the 2010 CDBG Water Improvements with C.S. Day & Associates of Tahlequah, Oklahoma. *(David Medley, P.E., Director of Utilities)*

ADJOURN MPWA**EXECUTIVE SESSION**

Recess into Executive Session in compliance with Section Title 25 Section 307 B. (1) & B. (2) et.seq. Oklahoma Statutes, to wit:

- 1) Proposed executive session pursuant to Title 25, Sec. 307 (B) (2), to discuss negotiations concerning employees and representatives of employee groups: IAFF & FOP
- 2) Proposed executive session pursuant to Title 25, Sec. 307 (B) (1), discussing the employment, hiring appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee: City Manager, Peter J. Stasiak.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

- Consider, and act upon, the City Manager Contract.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this _____ day of _____ 2013 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

The McAlester City Council met in Regular session on Tuesday, March 26, 2013, at 6:00 P.M. after proper notice and agenda was posted, March 22, 2013, at 10:21 A.M.

Call to Order

Mayor Harrison called the meeting to order.

Lay Minister Mimi Kelly of Grace United Methodist Church gave the invocation and led the Pledge of Allegiance.

Roll Call

Council Roll Call was as follows:

Present: Weldon Smith, John Titsworth, Travis Read, Robert Karr, Sam Mason & Steve Harrison
Absent: Buddy Garvin
Presiding: Steve Harrison, Mayor

Staff Present: Peter J. Stasiak, City Manager; Toni Ervin, Chief Financial Officer; John Modzelewski, City Engineer/Public Works Director; William J. Ervin, City Attorney and Cora Middleton, City Clerk

Citizen's Comments on Non-agenda Items

Ginny Webb, Executive Director of McAlester Main Street Association addressed the Council informing them that the State Main Street Banquet was scheduled for May 7, 2013. She distributed invitations to the Council and asked that they RSVP by April 5, 2013, if they were interested in attending the banquet.

Consent Agenda

- A. Approval of the Minutes from the March 12, 2013 Special Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- B. Approval of the Minutes from the March 12, 2013 Regular Meeting of the McAlester City Council. *(Cora Middleton, City Clerk)*
- C. Approval of Claims for March 6 – March 19, 2013. *(Toni Ervin, Chief Financial Officer)*
In the following amounts: General Fund - \$121,201.27; Parking Authority - \$162.57; Nutrition - \$1,595.89; Tourism Fund - \$2,896.80; SE Expo Center - \$22,920.77; E-911 -

\$6,3490.16; Economic Development - \$142,623.50; Gifts & Contributions - \$4,503.75; Fleet Maintenance - \$4,145.07 and Dedicated Sales Tax MPWA - \$7,991.94.

- D. Consider, and act upon, to expend funds of \$1500.00 each for the Mayor and City Manager to attend the McAlester Stampede in Washington D.C. (*Mayor Steve Harrison and Peter J. Stasiak, City Manager*)
- E. Consider and act upon, a request from the McAlester Main Street Board to retain City contributions in excess of expenses (\$4,500) during the absence of a director to establish an account for a master streetscape plan. (*Chris Walker, President, Main Street Board*)
- F. Consider, and act upon, an Agreement for Engineering Services with IMS Infrastructure Management Services to continue the development of a Pavement Management Program for the lump sum fee of \$22,521. (*John C. Modzelewski, P.E., City Engineer and Public Works Director*)

Manager Stasiak requested that item "D" be pulled for individual consideration.

Vice-Mayor Mason requested items "E and F" be pulled for individual consideration.

A motion was made by Councilman Smith and seconded by Councilman Garvin to approve Consent Agenda items "A, B and C". There was no discussion and the vote was taken as follows:

AYE: Councilman Smith, Garvin, Titsworth, Read, Karr, Mason & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried.

Items Removed from Consent Agenda

- D. Consider, and act upon, to expend funds of \$1500.00 each for the Mayor and City Manager to attend the McAlester Stampede in Washington D.C. (*Mayor Steve Harrison and Peter J. Stasiak, City Manager*)

A motion was made by Councilman Karr and seconded by Councilman Smith to approve the expenditure of \$1,500.00 each for the Mayor and City Manager to attend the McAlester Stampede in Washington D.C.

Before the vote, Manager Stasiak informed the Council that after review of the expenses related to the McAlester Stampede it was determined that the amount needed to be increased to \$2,000.00 each. He added that Mr. Mark Jordan and Mr. Gene Walker were present to answer any questions and review the activities of the Stampede.

Mr. Walker addressed the Council regarding the upcoming Stampede in May and he reviewed the past years activities. He stressed the importance of having this event annually to help

represent the community's support of the Army Plant. He highlighted that this was not a pleasure trip and that the group was very busy during the two (2) full days they were in Washington D.C.

After a brief discussion among the Council and Mr. Walker regarding the performance of the lobbyist and how many individuals would be participating in the event, the vote was taken as follows:

AYE: Councilman Karr, Smith, Titsworth, Read & Mayor Harrison

NAY: Councilman Garvin & Mason

Mayor Harrison declared the motion carried.

E. Consider and act upon, a request from the McAlester Main Street Board to retain City contributions in excess of expenses (\$4,500) during the absence of a director to establish an account for a master streetscape plan. *(Chris Walker, President, Main Street Board)*

A motion was made by Councilman Smith and seconded by Councilman Titsworth to approve a request from the McAlester Main Street Board to retain City contributions in excess of expenses (\$4,500) during the absence of a director to establish an account for a master streetscape plan.

Before the vote, Chris Taylor addressed the Council explaining that Main Street would like to have a plan of what to do with the Downtown and Old Town areas. They would like to partner with the City and have the City establish a fund with the excess expense money to put toward a Master Plan.

Mayor Harrison asked if Main Street would retain the money and establish the fund or return the money to the City, who in turn would establish a dedicated fund.

Mr. Taylor commented that was what Main Street would like the City to do.

There was a brief discussion concerning what would happen to the money if Main Street was not funded in the future, having the money just returned to the City and who would contribute to the account.

City Attorney Ervin recommended that modify the motion if the City was going to establish the account.

Mayor Harrison asked Councilman Smith and Titsworth would to modify the motion to state "the City of McAlester accept the excess money from Main Street and establish an account dedicated for a master streetscape plan for Old Town and Downtown McAlester. Both Council members agreed to the modification.

There was further discussion among the Council, Mr. Taylor and Ginny Webb regarding how funds would be raised, and how the City Engineer would help with the initial ground work. Mayor Harrison restated the motion and the vote was taken as follows:

AYE: Councilman Smith, Titsworth, Karr & Mayor Harrison
NAY: Councilman Read, Garvin & Vice-Mayor Mason

Mayor Harrison declared the motion carried.

F. Consider, and act upon, an Agreement for Engineering Services with IMS Infrastructure Management Services to continue the development of a Pavement Management Program for the lump sum fee of \$22,521. (*John C. Modzelewski, P.E., City Engineer and Public Works Director*)

A motion was made by Councilman Smith and seconded by Councilman Garvin to approve an agreement for Engineering Services with IMS Infrastructure Management Services to continue the development of a Pavement Management Program for the lump sum fee of \$22,521.

Before the vote, Vice-Mayor Mason asked why the City was proposing a Phase 2 program to complete a study that could have been completed when the consultant was present in Phase 1. He added that the City did not have the funding to accomplish Phase 1. He recommended doing Phase 2 at a later date when the City may have money.

There was discussion among the Council and Manager Stasiak concerning where Phase 2 would be surveying, how having this additional information could help with the passage of the coming proposition on the Special Election, if the infrastructure under the streets would be repaired when streets were addressed, and if this survey would cover the rest of the City.

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

AYE: Councilman Smith, Titsworth & Mayor Harrison
NAY: Councilman Garvin, Karr, Read & Vice-Mayor Mason

Mayor Harrison declared the motion failed

Councilman Smith moved to open a Public Hearing to address four (4) Ordinances. The motion was seconded by Councilman Read.

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

AYE: Councilman Smith, Read, Garvin, Mason, Titsworth, Karr & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried and the Public Hearing was opened at 6:58 P.M.

Public Hearing

AN ORDINANCE GRANTING TO CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY OKLAHOMA GAS, ITS SUCCESSORS AND ASSIGNS FOR A PERIOD OF TWENTY-FIVE YEARS FROM APPROVAL AND

ACCEPTANCE OF THIS ORDINANCE, A NONEXCLUSIVE FRANCHISE AND RIGHT TO ENTER THE PUBLIC WAYS TO INSTALL, OPERATE AND MAINTAIN A DISTRIBUTION SYSTEM ALONG ACROSS OVER AND UNDER THE PUBLIC WAYS FOR THE TRANSPORTATION, DISTRIBUTION AND SALE OF GAS TO CONSUMERS AND THE PUBLIC GENERALLY IN THE CITY OF MCALESTER; DEFINING THE WORDS AND PHRASES THEREIN; PROVIDING FOR USE AND REPAIR OF THE PUBLIC WAYS; PROVIDING FOR REGULATION OF SERVICE; ESTABLISHING DEPTH OF PIPELINES; ESTABLISHING RIGHTS AND DUTIES IN THE MOVEMENT AND ALTERATION OF PIPELINES; PROVIDING FOR GRANTEE'S RULES AND REGULATIONS; REQUIRING GRANTEE TO PAY A FRANCHISE FEE of (2%) OF GROSS SALES; PROVIDING FOR THE SUBMISSION OF THIS ORDINANCE TO AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY; PROVIDING FOR ACCEPTANCE OF FRANCHISE BY GRANTEE AND OPERATIVE DATE THEREOF; AND DECLARING AN EMERGENCY.

AN ORDINANCE OF THE CITY OF McALESTER, OKLAHOMA, AMENDING ORDINANCE NO. 2425 WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2012-2013; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

AN ORDINANCE AMENDING SECTION 2.67, OF THE McALESTER CODE OF ORDINANCES; MORE PARTICULARLY BY AMENDING SECTION 1, "APPLICATION FOR USE OF SICK LEAVE BANK", ITEM "A" AND DECLARING AN EMERGENCY.

AN ORDINANCE AMENDING SECTION 2.67 OF THE CODE OF ORDINANCES; MORE PARTICULARLY PERSONNEL POLICIES SECTION 3.01, "VACATION LEAVE"; AND SECTION 3.02, "SICK LEAVE"; WHICH IS INCORPORATED INTO SECTION 2.67 OF THE CODE OF ORDINANCES OF THE CITY OF McALESTER, OKLAHOMA AND DECLARING AN EMERGENCY.

There were no comments from the audience or the Council and Councilman Smith moved to close the Public Hearing. The motion was seconded by Councilman Read and the vote was taken as follows:

AYE: Councilman Smith, Read, Mason, Titsworth, Karr, Garvin & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried and the Public Hearing was closed at 6:59 P.M.

Scheduled Business

1. Consider and Act Upon, authorizing the Mayor to sign an Ordinance granting to Centerpoint Energy Resources Corp., D/B/A Centerpoint Energy Oklahoma Gas, for a period of twenty-five years a non-exclusive franchise and providing for the submission of this ordinance to an election of the qualified voters of the City and providing for

acceptance of Franchise by Grantee and declaring an emergency. (*Peter J. Stasiak, City Manager*)

Executive Summary

Motion to approve authorizing the Mayor to sign the Centerpoint Energy Ordinance and declaring an emergency.

ORDINANCE NO. 2458

AN ORDINANCE GRANTING TO CENTERPOINT ENERGY RESOURCES CORP. D/B/A CENTERPOINT ENERGY OKLAHOMA GAS, ITS SUCCESSORS AND ASSIGNS FOR A PERIOD OF TWENTY -FIVE YEARS FROM APPROVAL AND ACCEPTANCE OF THIS ORDINANCE, A NONEXCLUSIVE FRANCHISE AND RIGHT TO ENTER THE PUBLIC WAYS TO INSTALL, OPERATE AND MAINTAIN A DISTRIBUTION SYSTEM ALONG, ACROSS, OVER AND UNDER THE PUBLIC WAYS FOR THE TRANSPORT A TION, DISTRIBUTION AND SALE OF GAS TO CONSUMERS AND THE PUBLIC GENERALLY IN THE CITY OF MCALESTER.R; DEFINING THE WORDS AND PHRASES THEREIN; PROVIDING FOR USE AND REPAIR OF THE PUBLIC WAYS' PROVIDING FOR REGULATION OF SERVICE; ESTABLISHING DEPTH OF PIPELINES; ESTABLISHING RIGHTS AND DUTIES IN THE MOVEMENT AND ALTERATION OF PIPELINES; PROVIDING FOR GRANTEE'S RULES AND REGULATIONS; REQUIRING GRANTEE TO PAY A FRANCHISE FEE of (2%) OF GROSS SALES; PROVIDING FOR THE SUBMISSION OF THIS ORDINANCE TO AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY' PROVIDING FOR ACCEPTANCE OF FRANCHISE BY GRANTEE AND OPERATIVE DATE THEREOF; AND DECLARING AN EMERGENCY.

A motion was made by Councilman Smith and seconded by Councilman Read to approve **ORDINANCE NO. 2458**, addressing CenterPoint's franchise for gas utilities with in the City of McAlester.

Before the vote, Manager Stasiak informed the Council that the current agreement with CenterPoint was ending after twenty-five (25) years and that the fee had not increased during that period.

There was discussion among the Council, City Attorney Ervin and Manager Stasiak regarding the format of the Ordinance, if the City had conducted a survey of other communities about what their fee was, how the fee was calculated and not increasing the fee at this time.

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

AYE: Councilman Smith, Read, Titsworth, Karr, Garvin, Mason & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

Vice-Mayor Mason moved to approve the EMERGENCY CLAUSE, seconded by Councilman Karr. There was no discussion, and the vote was taken as follows:

AYE: Councilman Mason, Karr, Garvin, Smith, Titsworth, Read & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried.

2. Consider, and act upon, an Ordinance amending Ordinance No. 2425 which established the budget for fiscal year 2012-2013; repealing all conflicting ordinances; providing for a severability clause; and declaring an emergency. *(Toni Ervin, Chief Financial Officer)*

Executive Summary

Motion to approve the budget amendment ordinance.

ORDINANCE NO. 2459

AN ORDINANCE OF THE CITY OF McALESTER, OKLAHOMA, AMENDING ORDINANCE NO. 2425 WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2012-2013; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

A motion was made by Councilman Smith and seconded by Councilman Garvin to approve **ORDINANCE NO. 2459**, amending Fiscal Year 2012-2013 Budget.

Before the vote, Ms. Ervin addressed the Council reviewing the exhibits to the amendment with them. She explained that this amendment would make the changes to decrease the projected revenues and also reduce various expenditures to help cover the current budget shortfalls.

After a brief discussion regarding which departments would be affected by this amendment and correcting the date in the Ordinance concerning its' date of adoption, the vote was taken as follows:

AYE: Councilman Smith, Garvin, Read, Karr, Mason, Titsworth & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried.

Councilman Garvin moved to approve the EMERGENCY CLAUSE, seconded by Councilman Karr.

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

AYE: Councilman Garvin, Karr, Titsworth, Read, Mason, Smith & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried.

3. Consider and Act Upon, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 1, Application for use of Sick Leave Bank, Item "A" of the

non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Peter J. Stasiak, City Manager)*

Executive Summary

Staff recommends motion to approve policy and Emergency Clause as presented.

ORDINANCE NO. 2460

AN ORDINANCE AMENDING SECTION 2.67, OF THE McALESTER CODE OF ORDINANCES; MORE PARTICULARLY BY AMENDING SECTION 1, "APPLICATION FOR USE OF SICK LEAVE BANK", ITEM "A" AND DECLARING AN EMERGENCY.

A motion was made by Councilman Smith and seconded by Councilman Garvin to approve **ORDINANCE NO. 2460**, amending the City of McAlester's Personnel Policies.

Before the vote, Manager Stasiak informed the Council that currently employees can donate excess sick leave once a year and other employees can apply for time out of that bank should they experience a serious or long term illness of themselves, their spouses, children or parents. The problem with this has been when an employee exhausts their sick leave but still has comp and vacation time. They apply for and receive time from the Sick Leave Bank and then come back and take vacation. This change would require an employee to exhaust all leave before being eligible to apply for time from the Sick Leave Bank. He added that this change has been recommended by the Sick Leave Bank Committee.

After a brief discussion concerning how employees donate to the Sick Leave Bank and the possibility of combining sick and vacation time, the vote was taken as follows:

AYE: Councilman Smith, Garvin, Read, Karr, Mason, Titsworth & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

A motion to approve the EMERGENCY CLAUSE was made by Councilman Titsworth and seconded by Councilman Karr. There was no discussion, and the vote was taken as follows:

AYE: Councilman Titsworth, Karr, Garvin, Mason, Smith, Read & Mayor Harrison

NAY: None

Mayor Harrison declared the motion carried.

4. Consider and Act Upon, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 3.01, Vacation Leave and Section 3.02, Sick Leave of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Peter J. Stasiak, City Manager)*

Executive Summary

Staff recommends motion to approve policy and Emergency Clause as presented.

ORDINANCE NO. 2461

AN ORDINANCE AMENDING SECTION 2.67 OF THE CODE OF ORDINANCES; MORE PARTICULARLY PERSONNEL POLICIES SECTION 3.01, "VACATION LEAVE"; AND SECTION 3.02, "SICK LEAVE"; WHICH IS INCORPORATED INTO SECTION 2.67 OF THE CODE OF ORDINANCES OF THE CITY OF McALESTER, OKLAHOMA AND DECLARING AN EMERGENCY.

A motion was made by Councilman Garvin and seconded by Councilman Karr to approve **ORDINANCE NO. 2461**, amending the City of McAlester's Personnel Policies.

Before the vote, Manager Stasiak explained that currently when an employee needs to use either Sick or Vacation leave they have to take it in four (4) hour increments. He added that this ran into problems for employees that did not need the entire four (4) hours to go to the doctor or dentist. He informed the Council that this would not cause any additional effort to administer the smaller increments.

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

AYE: Councilman Garvin, Karr, Mason, Smith, Titsworth, Read & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried.

A motion was made by Councilman Read and seconded by Councilman Titsworth to approve the EMERGENCY CLAUSE. There was no discussion, and the vote was taken as follows:

AYE: Councilman Read, Titsworth, Mason, Karr, Garvin & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried.

New Business

There was no new business.

City Manager's Report

Manager Stasiak updated the Council on the City of McAlester's current financial status and projections for both the General Fund and MPWA through the end of the 2012-2013 Fiscal Year. He commented that the staff and many employees had contributed to the decreases in expenditures to help cover the short falls. Manager Stasiak then reviewed the current staffing levels and explained that all were being accomplished by cross training of employees. He added that the City had been stabilized at this time.

Councilman Karr inquired about the frozen position in Patrol. Manager Stasiak explained that this had been created when one of the Police Officers had retired.

Remarks and Inquiries by City Council

Councilmen Smith, Titsworth, Read and Mason did not have any comments for the evening.

Councilman Karr asked about the large amount of water that had been drained from the Buffalo Water Tower. Manager Stasiak stated that it was part of the annual maintenance contract with Utility Services.

Councilman Garvin inquired about the status of the environmental study. Mr. Modzelewski explained that there was one more interview that needed to be done and then the consultant would be wrapping the study up.

Mayor's Comments and Committee Appointments

Mayor Harrison stated that he like to reappoint a Council Sub-Committee of Vice-Mayor Mason, Councilman Garvin and Councilman Read to the discussions with MPower for a draft of their Economic Development Services contract for the coming fiscal year, since the City was about to go into the budget process. He also asked that any of the other Councilmen that had input that they would like to provide to please get that input to the Sub-Committee in the next week or two.

Recess Council Meeting

Mayor Harrison 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 Titsworth.

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

AYE: Councilman Smith, Titsworth, Karr, Garvin, Mason, Read & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried and the meeting was recessed at 7:37 P.M.

Reconvene Council Meeting

The Regular Meeting was reconvened at 7:39 P.M.

A motion was made by Vice-Mayor Mason and seconded by Councilman Garvin to recess the Regular Council Meeting for an Executive Session in accordance with Title 25, Sec. 307.B.4, for confidential communications between a public body and its attorney concerning a pending investigations, claim, or actions, more particularly:

- a) Nakina Williams v. City of McAlester

- b) Randy Green v. City of McAlester
- c) Cox v. City of McAlester
- d) McCormick v. City of McAlester
- e) IAFF v. PERB and The City of McAlester

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

AYE: Councilman Mason, Garvin, Smith, Titsworth, Read, Karr & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried and the Regular Meeting was recessed at 7:39 P.M.

Executive Session

Recess into Executive Session in compliance with Section Title 25 Section 307 (B) (4) et.seq. Oklahoma Statutes, to wit:

Proposed executive session pursuant to Title 25, Sec. 307 (B) (4) for Confidential communications between a public body and its attorney concerning a pending investigations, claims, or actions, more particularly:

- a) Nakina Williams v. City of McAlester
- b) Randy Green v. City of McAlester
- c) Cox v. City of McAlester
- d) McCormick v. City of McAlester
- e) IAFF v. PERB and The City of McAlester

Reconvene into Open Session

The Regular Meeting was reconvened at 8:28 P.M. Mayor Harrison reported that the Council had recessed the Regular Meeting for an Executive Session for confidential communications between a public body and its attorney concerning a pending investigations, claims, or actions, more particularly:

- a) Nakina Williams v. City of McAlester
- b) Randy Green v. City of McAlester
- c) Cox v. City of McAlester
- d) McCormick v. City of McAlester
- e) IAFF v. PERB and The City of McAlester

In accordance with Title 25, Sec. 307.B.4. Only those matters were discussed, no action was taken and the Council returned to open session at 8:28 P.M., and this constituted the Minutes of the Executive Session.

Adjournment

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

AYE: Councilman Smith, Mason, Karr, Garvin, Titsworth, Read & Mayor Harrison
NAY: None

Mayor Harrison declared the motion carried, and the meeting was adjourned at 8:29 P.M.

ATTEST:

Steve Harrison, Mayor

Cora Middleton, City Clerk

CLAIMS FROM

MARCH 20, 2013

THRU

APRIL 2, 2013

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L	ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-1	MISC VENDOR						
	KINDRA SPARKS	I-201303204798	01	-5324207	CLOTHING ALLO KINDRA SPARKS: CLOTHING ALLOW	064080	139.89
01-A00026	AT & T LONG DISTANCE						
		I-201303204791	01	-5215315	TELEPHONE UTI PHONE UTIL-LONG DIST SVS	064082	230.99
01-A00170	ADA PAPER CO.						
		I-357391	01	-5548203	REPAIRS & MAI JANITORIAL SUPPLIES	064124	50.13
01-A00200	ADAM TRUE VALUE & AG SU						
		I-248252	01	-5542203	REPAIRS & MAI HOSE FOR SPRAY RIG	064125	46.80
01-A00267	AIRGAS, INC						
		I-90113149655	01	-5432202	OPERATING SUP OXYGEN & SUPPLIES-EMS	064126	224.95
		I-9013340011	01	-5432202	OPERATING SUP OXYGEN & SUPPLIES-EMS	064126	30.74
		I-9013754730	01	-5432202	OPERATING SUP OXYGEN & SUPPLIES-EMS	064126	251.20
		I-9908141817	01	-5542203	REPAIRS & MAI MONTHLY LEASE ON BOTTLES	064126	46.88
		I-9908142798	01	-5432202	OPERATING SUP OXYGEN & SUPPLIES-EMS	064126	207.40
01-A00362	ALLEGIANCE COMMUNICATIO						
		I-201303274815	01	-5431328	INTERNET SERV INTERNET SVS-N FIRE STATION	064117	62.95
		I-201303274815	01	-5431328	INTERNET SERV INTERNET SVS-FIRE STATION 2	064117	62.95
		I-201303274815	01	-5865328	INTERNET SERV INTERNET SVS-PUBLIC WORKS FAC	064117	82.95
		I-201303274815	01	-5547328	INTERNET SERV INTERNET SVS-CEMETERY	064117	59.95
01-A00751	ATWOODS						
		I-201304024828	01	-5542207	CLOTHING ALLO CREDIT CORRECTION INV 1416/9	064129	29.99
01-B00089	BANK OF OKLAHOMA						
		I-5075300	01	-5547308	CONTRACTED SE CEM CARE FUND ADMIN FEE	064132	367.97
01-B00380	BOARD OF TEST FOR ALCOH						
		I-1827	01	-5320331	EMPLOYEE TRAV INTOXILIZER RECERTIFICATI	064136	48.00
		I-1827	01	-5321331	EMPLOYEE TRAV OFFICER INTOXILIZER	064136	384.00
01-B00490	BRIGGS PRINTING						
		I-60406	01	-5321202	OPERATING SUP ENVELOPES FOR POLICE DEPT	064137	148.50
01-C00204	CASCADE SERVICES						
		I-1228631	01	-5431330	DUES & SUBSCR SUBSCRIPTION RENEWAL	064139	142.00
01-C00209	CASCO INDUSTRIES						
		I-125816	01	-5431202	OPERATING SUP CLEANER FOR BUNKER GEAR	064140	115.00
01-C00320	CENTERPOINT ENERGY ARKL						
		I-201303274813	01	-5215314	GAS UTILITY GAS UTIL-315 E KREBS	064118	21.57
		I-201303274813	01	-5215314	GAS UTILITY GAS UTIL-607 VILLAGE BLVD	064118	33.22
01-C00430	CHIEF FIRE & SAFETY CO.						

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-C00430	CHIEF FIRE & SAFETY CO.		continued			
		I-172322	01 -5431203	REPAIRS & MAI SMALL PARTS FOR REPAIRS	064141	77.63
01-C00590	COLE & REED, PC					
		I-68614	01 -5215301	AUDITING AUDIT FEES	064142	3,000.00
01-C00840	CRAWFORD & ASSOCIATES					
		I-7224	01 -5215302	CONSULTANTS CONSULTANT FEES	064144	985.00
01-D00097	DASH MEDICAL GLOVES					
		I-785769	01 -5432202	OPERATING SUP MEDICAL SUPPLIES-EMS	064145	407.40
01-D00540	DOLESE BROTHERS					
		I-AG13025287	01 -5865218	STREET REPAIR SCREENINGS FOR DURAPATCH	064147	566.41
		I-AG13026527	01 -5865218	STREET REPAIR SCREENINGS FOR DURAPATCH	064147	136.89
01-E00266	ERVIN & ERVIN ATTORNEYS					
		I-APRIL 2013	01 -5214302	CONSULTANTS LEGAL FEES-MTHLY RETAINER	064151	3,125.00
01-F00117	FIREHOUSE MAGAZINE					
		I-2013 RENEWAL	01 -5431330	DUES & SUBSCR YEAR SUB. RENEWAL	064153	24.95
01-F00170	FIRST NATIONAL BANK					
		I-042013-#133	01 -5321510	LEASE PAYMENT LEASE #133	064154	5,185.00
01-F00194	FLAGPOLES ETC., INC.					
		I-35040	01 -5548203	REPAIRS & MAI PARTS TO REPAIR FLAGPOLE	064155	111.00
01-G00130	GALL'S, AN ARAMARK CO.,					
		I-BC0011073	01 -5431207	CLOTHING ALLO CLOTHING ALLOWANCE	064156	81.34
01-G00200	GEMPLER'S					
		I-1019413149	01 -5542203	REPAIRS & MAI PARK SUPPLIES	064157	130.95
01-G00494	GT DISTRIBUTORS, INC					
		I-INV0433921	01 -5321324	SWAT AMMO FOR SWAT TEAM	064158	3,149.50
		I-INV0440024	01 -5321324	SWAT AMMO FOR SWAT TEAM	064158	650.00
01-I00061	RICOH USA, INC.					
		I-5025568471	01 -5321308	CONTRACTED SE COPIER MAINT FEE	064161	72.50
01-I00110	IMPRESS OFFICE SUPPLY					
		I-035121	01 -5211202	OPERATING SUP OFFICE SUPPLIES	064162	74.75
		I-035130	01 -5321202	OPERATING SUP MISC OFFICE SUPPLIES	064162	17.63
01-J00435	JORDAN CARRIS AGENCY					
		I-12-01875	01 -5431202	OPERATING SUP NOTARY BOND RENEWAL	064165	30.00
01-L00170	LAW ENFORCEMENT SYS., I					

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-L00170	LAW ENFORCEMENT SYS., I					
		I-179626	01 -5321202	OPERATING SUP POLICE CITATIONS	064166	947.00
01-L00380	LOCKE SUPPLY CO.					
		I-19928378-00	01 -5548203	REPAIRS & MAI MAINTENANCE SUPPLIES	064167	4.88
01-L00428	LOWE'S CREDIT SERVICES					
		I-02417	01 -5548203	REPAIRS & MAI MISC MAINT ITEMS	064168	11.72
		I-02904	01 -5865203	REPAIR & MAIN FORMING SUPPLIES	064168	121.71
		I-06805	01 -5431203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	064168	66.07
		I-901805	01 -5865203	REPAIR & MAIN FORMING SUPPLIES	064168	72.06
01-M00480	MILLER GLASS					
		I-14045	01 -5548203	REPAIRS & MAI MISC REPAIRS AND PARTS	064170	150.00
01-MC0098	MCAFFEE & TAFT					
		I-395982	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	2,362.50
		I-395983	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	585.00
		I-395984	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	3,330.00
		I-395985	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	403.63
		I-395986	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	7,017.73
		I-395987	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	630.00
		I-395988	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	202.50
		I-395989	01 -5210302	CONSULTANTS/L LEGAL FEES-LABOR REL	064172	787.50
01-MC0226	MC DONALDS RESTURANT					
		I-MARCH 2013	01 -5321202	OPERATING SUP INMATE MEALS	064174	169.94
01-N00250	MCALESTER NEWS CAPITAL					
		I-05609733	01 -5212317	ADVERTISING & PUBLICATIONS AS NEEDED	064175	38.20
		I-05609761	01 -5212317	ADVERTISING & PUBLICATIONS AS NEEDED	064175	26.65
		I-05609762	01 -5212317	ADVERTISING & PUBLICATIONS AS NEEDED	064175	14.80
		I-05609763	01 -5212317	ADVERTISING & PUBLICATIONS AS NEEDED	064175	54.10
		I-05609764	01 -5212317	ADVERTISING & PUBLICATIONS AS NEEDED	064175	18.40
		I-05609767	01 -5101350	ELECTIONS PUBLICATIONS FOR SPEC ELE	064175	286.55
		I-05609771	01 -5101350	ELECTIONS PUBLICATIONS FOR SPEC ELE	064175	184.35
01-N00343	NORTHERN SAFETY CO INC					
		I-900294824	01 -5865202	OPERATING SUP SAFETY SUPPLIES-ST CREWS	064177	838.83
		I-900296636	01 -5865202	OPERATING SUP SAFETY SUPPLIES-ST CREWS	064177	42.64
		I-900298468	01 -5865202	OPERATING SUP SAFETY SUPPLIES-ST CREWS	064177	73.68
		I-900302062	01 -5865202	OPERATING SUP SAFETY SUPPLIES-ST CREWS	064177	58.49
01-000380	OKLA ST FIREFIGHTERS					
		I-2013 DUES	01 -5431330	DUES & SUBSCR YEARLY DUES	064183	168.00
01-000520	OIL-OK INDEPENDENT LIVI					
		I-032013-2010/2011	01 -5101355	OIL-OK FOR IN CONTRACT WITH OIL	064184	2,000.00

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 01 GENERAL FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-P00340	PITTS. COUNTY ELEC. BOA					
		I-SPEC ELECTION EXP	01 -5101350	ELECTIONS ESTIMATED ELECTION EXP	064186	5,550.66
01-P00510	PRO-KIL, INC					
		I-71789	01 -5431202	OPERATING SUP PEST CONTROL	064188	96.00
		I-71790	01 -5431202	OPERATING SUP PEST CONTROL	064188	96.00
		I-71862	01 -5542308	CONTRACTED SE MONTHLY PEST CONTROL-JIS	064188	126.00
01-P00560	PUBLIC SERVICE/AEP					
		I-201303274814	01 -5215313	ELECTRIC UTIL ELECT UTIL-KOMAR PAVILION	064119	38.44
		I-201303274814	01 -5215313	ELECTRIC UTIL ELECT UTIL-KOMAR PARK	064119	44.71
01-S00180	OKLA SECRETARY OF STATE					
		I-12-01873	01 -5431202	OPERATING SUP NOTARY RENEWAL FEE	064192	20.00
		I-12-01874	01 -5431202	OPERATING SUP NOTARY BOND FILING FEE	064193	10.00
01-S00726	STAPLES ADVANTAGE					
		I-26111	01 -5225402	SOFTWARE & AU OFFICE 2013 SOFTWARE	064196	219.98
		I-27017	01 -5431202	OPERATING SUP MISC OFFICE SUPPLIES	064196	74.99
		I-85824	01 -5225402	SOFTWARE & AU OFFICE 2013 SOFTWARE	064196	219.98
01-T00131	TESCORP					
		I-893590	01 -5432316	REPAIRS & MAI REPAIRS TO CASCADE MACH	064197	1,032.72
01-T00630	TWIN CITIES READY MIX,					
		I-77916	01 -5865218	STREET REPAIR CONCRETE FOR MISC POURS	064198	209.50
		I-77977	01 -5865218	STREET REPAIR CONCRETE FOR MISC POURS	064198	157.13
01-U00051	UTILITY SUPPLY CO.					
		I-066601	01 -5865218	STREET REPAIR PIPE & FTGS-STORM SWR	064199	1,170.00
01-U00128	UNITED PACKAGING & SHIP					
		I-118488	01 -5431202	OPERATING SUP SHIPPING FEES	064200	58.31
01-W00040	WALMART COMMUNITY BRC					
		I-06586	01 -5431202	OPERATING SUP MISC OPER SUPPLIES	064201	172.72
		I-08334	01 -5431202	OPERATING SUP MISC OPER SUPPLIES	064201	169.75
		I-09935	01 -5431202	OPERATING SUP MISC OPER SUPPLIES	064201	32.37
01-X00020	XEROX CORP-MAJOR ACCOUN					
		I-800612470	01 -5215312	EQUIPMENT REN LEASE ON COPIER	064204	1,840.41
			FUND 01 GENERAL FUND		TOTAL:	52,620.58

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 02 MPWA

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-1	MISC VENDOR					
	VINCENT LOTT	I-201303204796	02 -5974331	EMPLOYEE TRAV TRAVEL EXB- B WATER LAB TRNING	064078	74.64
01-A00103	ACCURATE LABS & MINING					
		I-3C12041	02 -5974304	LAB TESTING LAB TESTING FEES	064123	1,480.00
		I-3C12042	02 -5974304	LAB TESTING LAB TESTING FEES	064123	90.00
		I-3C12043	02 -5974304	LAB TESTING LAB TESTING FEES	064123	115.00
		I-3C12050	02 -5974304	LAB TESTING LAB TESTING FEES	064123	430.00
01-A00362	ALLEGIANCE COMMUNICATIO					
		I-201303204795	02 -5975328	INTERNET SERV INTERNET SVS-UTM OFFICE	064083	62.95
01-A00541	AMERICAN PUBLIC WORKS A					
		I-143776-2013 DUES	02 -5871330	DUES & SUBSCR APWA RENEWAL	064128	169.00
01-A00582	AT&T					
		I-201303204794	02 -5267315	TELEPHONE UTI PHONE UTIL-INTERNET SVS	064084	830.15
01-A00751	ATWOODS					
		I-1508/9	02 -5973203	REPAIRS & MAI MISC SUPPLIES-WWM PLANTS	064129	252.73
01-B00108	BARNETT OIL & GAS CONST					
		I-19822	02 -5975218	STREET REPAIR GRAVEL HAULING FEE	064133	4,300.00
01-B00180	UNION IRON WORKS, INC.					
		I-S1717124.001	02 -5975230	SEWER MAIN RE MISC REPAIR & MAINT ITEMS	064134	5.54
		I-S1717190.001	02 -5975230	SEWER MAIN RE MISC REPAIR & MAINT ITEMS	064134	202.06
		I-S1717854.001	02 -5975230	SEWER MAIN RE MISC REPAIR & MAINT ITEMS	064134	2.20
		I-S1717863.001	02 -5975230	SEWER MAIN RE MISC REPAIR & MAINT ITEMS	064134	114.32
		I-S1717884.001	02 -5975230	SEWER MAIN RE MISC REPAIR & MAINT ITEMS	064134	3.24
		I-S1717979.001	02 -5975230	SEWER MAIN RE MISC REPAIR & MAINT ITEMS	064134	13.56
01-B00491	BRENNTAG SOUTHWEST					
		I-BSW382273	02 -5974206	CHEMICALS POWDER ACTIVATED CARBON	064138	3,280.00
01-C00320	CENTERPOINT ENERGY ARKL					
		I-201303274813	02 -5267314	GAS UTILITY GAS UTIL-PUBLIC WORKS FAC	064118	576.86
01-C00590	COLE & REED, PC					
		I-68614	02 -5267301	AUDITING AUDIT FEES	064142	3,000.00
01-D00322	DEPT. OF ENVIR. QUALITY					
		I-55300309	02 -5871329	DEQ FEES ANNUAL STORMWATER PERMIT	064146	732.72
01-D00540	DOLESE BROTHERS					
		I-AG13028559	02 -5975218	STREET REPAIR GRAVEL FOR STREET REPAIRS	064147	504.97
		I-RM13013706	02 -5975218	STREET REPAIR CONCRETE FOR MISC REPAIRS	064147	1,005.38
		I-RM13014026	02 -5975218	STREET REPAIR CONCRETE FOR MISC REPAIRS	064147	574.50
		I-RM13014776	02 -5975218	STREET REPAIR CONCRETE FOR MISC REPAIRS	064147	430.88

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 02 MPWA

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-D00540	DOLESE BROTHERS			continued		
		I-RM13015181	02 -5975218	STREET REPAIR CONCRETE FOR MISC REPAIRS	064147	903.50
		I-RM13016034	02 -5975218	STREET REPAIR CONCRETE FOR MISC REPAIRS	064147	930.00
		I-RM13016456	02 -5975218	STREET REPAIR CONCRETE FOR MISC REPAIRS	064147	1,675.63
01-F00037	FASTENAL					
		I-OKMCA114003	02 -5974203	REPAIRS & MAI MISC REPAIR & MAINT ITEMS	064152	100.44
01-F00170	FIRST NATIONAL BANK					
		I-042013-#134	02 -5864510	LEASE PAYMENT CATERPILLAR & COMPACTOR	064154	8,524.37
01-H00001	H & E ENGINEERED EQUIP.					
		I-3014869	02 -5974203	REPAIRS & MAI VALVES FOR WTP FILTERS	064159	2,277.00
01-H00040	HACH CHEMICAL					
		C-2084964 CR	02 -5974304	LAB TESTING LAB SUPPLIES-WTP	064160	78.00-
		I-8199893	02 -5974304	LAB TESTING LAB SUPPLIES-WTP	064160	371.95
01-J00338	JOB CONSTRUCTION CO INC					
		I-29840	02 -5975218	STREET REPAIR ASPHALT FOR STREET REPAIR	064164	1,653.13
		I-29841	02 -5975218	STREET REPAIR ASPHALT FOR STREET REPAIR	064164	4,131.95
01-K00210	KIAMICHI ELECTRIC COOP.					
		I-201303204792	02 -5267313	ELECTRIC UTIL ELECT UTIL-UTM OFFICE ON HEREF	064086	390.60
01-L00428	LOWE'S CREDIT SERVICES					
		I-01272	02 -5975230	SEWER MAIN RE MISC REPAIR & MAINT ITEMS	064168	18.45
01-M00532	MISTY VALLEY WATER CO.					
		I-79194	02 -5866230	RECYCLING CEN WATER FOR RECYCLE CTR	064171	21.76
		I-81215	02 -5866230	RECYCLING CEN WATER FOR RECYCLE CTR	064171	7.59
		I-INV	02 -5866230	RECYCLING CEN WATER FOR RECYCLE CTR	064171	7.59
01-N00250	MCALESTER NEWS CAPITAL					
		I-05609734	02 -5871202	OPERATING SUP AD FOR MALLARD & FLAMINGO	064175	99.26
01-O00275	OKLA DEPT OF COMMERCE					
		I-042013-#8908	02 -5267521	CDBG LOAN #89 CDBG - EDIF #8908	064182	1,145.83
01-P00040	PACE ANALYTICAL SERVICE					
		I-137502010	02 -5973304	LAB TESTING TESTING FEES AS NEEDED	064185	135.00
		I-137502033	02 -5973304	LAB TESTING TESTING FEES AS NEEDED	064185	189.47
01-S00530	SOUTHWEST CHEMICAL SERV					
		I-96695	02 -5974206	CHEMICALS CAUSTIC FOR WTP	064194	4,365.90
		I-96726	02 -5974206	CHEMICALS CAUSTIC FOR WTP	064194	4,615.80
01-S00726	STAPLES ADVANTAGE					
		I-26920	02 -5974203	REPAIRS & MAI OFFICE SUPPLIES & DESK	064196	78.39

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 02 MPWA

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-U00051	UTILITY SUPPLY CO.					
		I-066602	02 -5975211	WATER METERS REPLACEMENT WTR METERS	064199	444.89
		I-066603	02 -5975235	WATER MAIN RE MISC REPAIR SUPPLIES	064199	73.28
		I-066604	02 -5975211	WATER METERS REPLACEMENT WTR METERS	064199	139.98
		I-066605	02 -5975211	WATER METERS REPLACEMENT WTR METERS	064199	381.02
01-U00128	UNITED PACKAGING & SHIP					
		I-118750	02 -5973316	REPAIRS & MAI SHIPPING FEE-WTR SAMPLES	064200	30.87
01-W00130	WATER PRODUCTS					
		I-6329364	02 -5974401	CAPITAL OUTLA PIPE & FITTINGS - WTP	064202	10,005.66
			FUND 02 MPWA		TOTAL:	60,892.01

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 03 AIRPORT AUTHORITY

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-C00320	CENTERPOINT ENERGY ARKL					
		I-201303274813	03 -5876314	GAS UTILITY GAS UTIL-AIRPORT	064118	28.48
01-F00170	FIRST NATIONAL BANK					
		I-042013-#119817	03 -5876511	FNB LOAN #119 LOAN #119817 - AIRPORT AUTH	064154	2,510.00
			FUND 03	AIRPORT AUTHORITY	TOTAL:	2,538.48

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 08 NUTRITION

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-A00276	A LEROY DICK					
		I-201304024824	08 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	064127	132.78
01-E00207	EMMA E. BELLIS					
		I-201304024825	08 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	064150	105.00
		I-201304024826	08 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	064150	79.10
01-R00304	RICHELLE CHEYENNE					
		I-201304024822	08 -5549308	CONTRACT SERV CONTRACT MEAL DELIVERY	064189	135.00
		I-201304024823	08 -5549308	CONTRACT SERV REIMB MILEAGE FOR MEAL DEL	064189	85.88
01-S00580	AT & T					
		I-201303274816	08 -5549315	TELEPHONE UTI PHONE UTIL-NUTRITION	064120	165.95
			FUND 08 NUTRITION	TOTAL:		703.71

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 09 LANDFILL RES./SUB-TITLE D

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-B00244	BIG MAC					
		I-S1024716	09 -5864327	SUB TITLE D E LEACH WATER REMOVAL-LF	064135	1,890.00
		I-S1024717	09 -5864327	SUB TITLE D E LEACH WATER REMOVAL-LF	064135	840.00
		I-S1024937	09 -5864327	SUB TITLE D E LEACH WATER REMOVAL-LF	064135	1,837.50
01-S00132	STEARNS, CONRAD & SCHMI					
		I-0206086	09 -5864327	SUB TITLE D E GRD WTR/GAS MONITORING FE	064191	370.00
				FUND 09 LANDFILL RES./SUB-TITLE DTOTAL:		4,937.50

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 11 EMPLOYEE RETIREMENT

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-MC0098	MCAFFEE & TAFT	I-396103	11 -5220302	CONSULTANTS LEGAL FEES	064172	3,510.00
			FUND 11	EMPLOYEE RETIREMENT	TOTAL:	3,510.00

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 27 TOURISM FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-MC0134	MCALESTER MAIN STREET					
		I-032013-2010/2011	27 -5655353	MAIN STREET P CONTRACT WITH MCALESTER MAIN S	064173	1,166.67
01-P00450	PRIDE IN MCALESTER					
		I-032013-2010-2011	27 -5655352	MISC PRIDE IN CONTRACT WITH PRIDE IN MCALEST	064187	2,500.00
			FUND 27	TOURISM FUND	TOTAL:	3,666.67

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 28 SE EXPO CENTER

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-C00320	CENTERPOINT ENERGY ARKL					
		I-201303204793	28 -5654314	GAS UTILITY GAS UTIL-EXPO (JAN & FEB 2013)	064085	16,219.60
01-E00203	EMPIRE PAPER CO.					
		I-0058009	28 -5654316	REPAIRS & MAI JANITORIAL SUPPLIES	064149	646.78
			FUND 28 SE EXPO CENTER		TOTAL:	16,866.38

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 29 E-911

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-1	MISC VENDOR					
	KIM TROUSSEL	I-201303204797	29 -5324207	CLOTHING ALLO KIM TROUSSEL: CLOTHING ALLOW	064079	54.54
	TERESA KOPENHIEMER	I-201303204799	29 -5324207	CLOTHING ALLO TERESA KOPENHIEMER: CLOTHING A	064081	196.00
01-D00695	DSS CORPORATION					
		I-13446	29 -5324308	CONTRACTED SE YEARLY MAINT FEE-DISPATCH	064148	3,297.00
01-W00392	WINDSTREAM CORPORATION					
		I-201303274817	29 -5324315	TELEPHONE UTI PHONE EXP-911 COUNTY TRUNK LIN	064121	452.50
			FUND 29 E-911		TOTAL:	4,000.04

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 30 ECONOMIC DEVELOPMENT

VENDOR	NAME	ITEM #	G/L	ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT			
01-M00270	MPOWER ECONOMIC DEVELOP									
		I-032013-2010-2011	30	-5211360	ECONOMIC DEVE MPOWER ECONOMIC DEV	064169	19,542.75			
01-MC0134	MCALESTER MAIN STREET									
		I-032013-2010/2011	30	-5211353	MAIN STREET P CONTRACT WITH MCALESTER MAIN S	064173	1,166.66			
01-N00347	MEHLBURGER BRAWLEY, INC									
		I-MC-11-05-09	30	-5211405	8 INCH WATER ENG FEES-8" WATER MAIN	064178	4,325.00			
01-000275	OKLA DEPT OF COMMERCE									
		I-042013-#12248	30	-5211510	CDBG / EDIF D CDBG - EDIF CONT #12248	064181	282.50			
01-P00450	PRIDE IN MCALESTER									
		I-032013-2010-2011	30	-5211352	MISC PRIDE IN CONTRACT WITH PRIDE IN MCALEST	064187	2,500.00			
01-R00464	ROBISON INTERNATIONAL,									
		I-032013-2012-13	30	-5211361	LOBBYING SERV LOBBYING SERVICES-MDSA	064190	2,000.00			
						FUND	30	ECONOMIC DEVELOPMENT	TOTAL:	29,816.91

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 35 FLEET MAINTENANCE

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
=====						
01-A00770	BOLTE ENTERPRISES, INC					
		I-622623	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	491.84
		I-922411	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	16.58
		I-922452	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	74.91
		I-922582	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	2.68
		I-922775	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	78.99
		I-922776	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	197.18
		I-922855	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	58.93
		I-922878	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	28.21
		I-922884	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	3.45
		I-922886	35 -5862203	REPAIRS & MAI FILTERS FOR PARKS DEPT	064130	5.21
		I-922895	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	0.39
		I-922917	35 -5862203	REPAIRS & MAI FILTERS FOR PARKS DEPT	064130	33.24
		I-922976	35 -5862203	REPAIRS & MAI FILTERS FOR PARKS DEPT	064130	74.76
		I-923004	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064130	32.64
		I-923139	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064131	52.19
		I-923240	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064131	35.08
		I-923241	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064131	3.60
		I-923268	35 -5862203	REPAIRS & MAI MISC REPAIR PARTS	064131	112.11
01-C00669	CONTINENTAL RESEARCH CO					
		I-382411-DCT-2	35 -5862203	REPAIRS & MAI SHOP SUPPLIES	064143	326.79
01-J00310	JET TIRE SERVICE					
		I-107727	35 -5862203	REPAIRS & MAI MISC VEHICLE REPAIRS	064163	44.95
01-N00271	NIX FORD MERCURY INC.					
		I-141824	35 -5862203	REPAIRS & MAI MISC REPAIR ITEMS	064176	35.50
		I-72793	35 -5862203	REPAIRS & MAI 35.50	064176	135.31
01-000075	O'REILLY AUTO PARTS					
		C-0230-100094 CR	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	26.39-
		C-0230-100560 CR	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	11.12-
		C-0230-498446 CR	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	3.73-
		C-0230-498637	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	4.99-
		I-0230-100061	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	26.39
		I-0230-100075	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	23.99
		I-0230-100305	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	50.84
		I-0230-100513	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	11.12
		I-0230-100540	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	11.51
		I-0230-100690	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	59.49
		I-0230-498435A	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	10.00
		I-0230-498441	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	3.45
		I-0230-498624	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	4.99
		I-0230-498870	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064179	94.24
		I-0230-499710	35 -5862203	REPAIRS & MAI MISC SMALL REPAIR PARTS	064180	60.34
01-S00710	STANDARD MACHINE LLC					
		I-201304024827	35 -5862203	REPAIRS & MAI INV 231463	064195	1,380.00

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 35 FLEET MAINTENANCE

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-W00269	WHITES TRACTORS	I-816476	35 -5862203	REPAIRS & MAI HYD CYLINDER REPAIR W-6	064203	75.00
			FUND	35 FLEET MAINTENANCE	TOTAL:	3,609.67

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

FUND : 41 CIP FUND

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-F00170	FIRST NATIONAL BANK					
		I-042013-#137	41 -5865510	LEASE PAYMENT LEASE PAYMENT ON DURAPATCHER	064154	3,378.84
01-N00347	MEHLBURGER BRAWLEY, INC					
		I-MC-11-02-06	41 -5975406	RESIDUAL HAND RESIDUAL HANDLING IMPROV	064178	1,050.00
			FUND 41 CIP FUND		TOTAL:	4,428.84
					REPORT GRAND TOTAL:	187,590.79

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====	
				ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET OVER AVAILABLE BUDG		
2012-2013	01 -5101350	ELECTIONS	6,021.56	16,000	0.20			
	01 -5101355	OIL-OK FOR INDEPENDENT LIV	2,000.00	24,000	6,000.00			
	01 -5210302	CONSULTANTS/LABOR RELATION	15,318.86	65,000	24,043.27-	Y		
	01 -5211202	OPERATING SUPPLIES	74.75	5,300	1,476.98			
	01 -5212317	ADVERTISING & PRINTING	152.15	1,750	190.96			
	01 -5214302	CONSULTANTS	3,125.00	135,200	712.30			
	01 -5215301	AUDITING	3,000.00	23,000	3,000.00			
	01 -5215302	CONSULTANTS	985.00	25,000	3,993.50			
	01 -5215312	EQUIPMENT RENTALS	1,840.41	30,900	8,241.88-	Y		
	01 -5215313	ELECTRIC UTILITY	83.15	315,000	119,881.51			
	01 -5215314	GAS UTILITY	54.79	14,000	9,931.30			
	01 -5215315	TELEPHONE UTILITY	230.99	27,900	2,120.34			
	01 -5225402	SOFTWARE & AUDIO EXPENSE	439.96	4,000	2,380.85			
	01 -5320331	EMPLOYEE TRAVEL & TRAINING	48.00	2,000	1,892.00			
	01 -5321202	OPERATING SUPPLIES	1,283.07	12,700	4,309.40			
	01 -5321308	CONTRACTED SERVICES	72.50	15,000	5,642.88			
	01 -5321324	SWAT	3,799.50	12,500	897.54			
	01 -5321331	EMPLOYEE TRAVEL & TRAININ	384.00	10,500	8,300.42			
	01 -5321510	LEASE PAYMENTS	5,185.00	62,220	10,370.00			
	01 -5324207	CLOTHING ALLOWANCE	139.89	1,000	294.08			
	01 -5431202	OPERATING SUPPLIES	875.14	11,700	418.46			
	01 -5431203	REPAIRS & MAINT SUPPLIES	143.70	13,000	7,587.95			
	01 -5431207	CLOTHING ALLOWANCE	81.34	18,500	2,109.72			
	01 -5431328	INTERNET SERVICE	125.90	2,800	1,100.35			
	01 -5431330	DUES & SUBSCRIPTIONS	334.95	8,100	4,488.05			
	01 -5432202	OPERATING SUPPLIES	1,121.69	21,000	2,345.73			
	01 -5432316	REPAIRS & MAINTENANCE	1,032.72	4,800	2,904.41			
	01 -5542203	REPAIRS & MAINT SUPPLIES	224.63	51,475	8,159.67			
	01 -5542207	CLOTHING ALLOWANCE	29.99	2,750	96.80			
	01 -5542308	CONTRACTED SERVICES	126.00	15,500	5,260.88			
	01 -5547308	CONTRACTED SERVICES	367.97	4,500	84.32			
	01 -5547328	INTERNET SERVICE	59.95	840	300.85			
	01 -5548203	REPAIRS & MAINTENANCE SUPP	327.73	54,500	28,540.66			
	01 -5865202	OPERATING SUPPLIES	1,013.64	4,500	1,014.03			
	01 -5865203	REPAIR & MAINT-TRAFFIC CON	193.77	48,000	22,430.26			
	01 -5865218	STREET REPAIRS & MAINTENAN	2,239.93	275,000	29,557.06			
	01 -5865328	INTERNET SERVICE	82.95	1,510	82.60			
	02 -5267301	AUDITING	3,000.00	23,000	3,000.00			
	02 -5267313	ELECTRIC UTILITY	390.60	389,500	144,637.78			
	02 -5267314	GAS UTILITY	576.86	5,400	475.74			
	02 -5267315	TELEPHONE UTILITY	830.15	50,900	46.91-	Y		
	02 -5267521	CDBG LOAN #8908	1,145.83	13,750	2,291.70			
	02 -5864510	LEASE PAYMENTS	8,524.37	102,293	17,049.30			
	02 -5866230	RECYCLING CENTER EXPENSE	36.94	4,600	2,277.38			
	02 -5871202	OPERATING SUPPLIES	99.26	2,800	1,282.38			

** G/L ACCOUNT TOTALS **

YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
				ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
02	-5871329	DEQ FEES	732.72	700	507.34-	Y	
02	-5871330	DUES & SUBSCRIPTIONS	169.00	1,000	529.00		
02	-5973203	REPAIRS & MAINT SUPPLIES	252.73	51,680	18,742.54		
02	-5973304	LAB TESTING	324.47	34,600	9,896.77		
02	-5973316	REPAIRS & MAINTENANCE	30.87	38,500	10,380.06		
02	-5974203	REPAIRS & MAINT SUPPLIES	2,455.83	96,500	855.05		
02	-5974206	CHEMICALS	12,261.70	381,000	50,987.04		
02	-5974304	LAB TESTING	2,408.95	26,784	2,936.59		
02	-5974331	EMPLOYEE TRAVEL & TRAININ	74.64	2,000	84.28		
02	-5974401	CAPITAL OUTLAY	10,005.66	37,500	0.63		
02	-5975211	WATER METERS	965.89	45,000	3,460.39		
02	-5975218	STREET REPAIRS & MAINTENAN	16,109.94	158,000	64,802.45		
02	-5975230	SEWER MAIN REPAIR	359.37	44,171	0.72		
02	-5975235	WATER MAIN REPAIR	73.28	39,278	0.83		
02	-5975328	INTERNET SERVICE	62.95	1,500	464.84		
03	-5876314	GAS UTILITY	28.48	500	471.52		
03	-5876511	FNB LOAN #119817 PAYMENTS	2,510.00	30,300	5,200.00		
08	-5549308	CONTRACT SERVICES	537.76	15,500	3,842.28		
08	-5549315	TELEPHONE UTILITY	165.95	2,400	253.35		
09	-5864327	SUB TITLE D EXPENSE	4,937.50	80,000	13,568.68		
11	-5220302	CONSULTANTS	3,510.00	38,020	3,510.00		
27	-5655352	MISC PRIDE IN MCALESTER	2,500.00	30,000	7,500.00		
27	-5655353	MAIN STREET PROGRAM	1,166.67	14,000	3,499.97		
28	-5654314	GAS UTILITY	16,219.60	16,000	219.60-	Y	
28	-5654316	REPAIRS & MAINTENANCE	646.78	22,000	9,105.65		
29	-5324207	CLOTHING ALLOWANCE	250.54	2,500	1,568.36		
29	-5324308	CONTRACTED SERVICES	3,297.00	80,000	35,461.24		
29	-5324315	TELEPHONE UTILITY	452.50	60,000	17,785.68		
30	-5211352	MISC PRIDE IN MCALESTER	2,500.00	30,000	7,500.00		
30	-5211353	MAIN STREET PROGRAM	1,166.66	14,000	3,500.06		
30	-5211360	ECONOMIC DEVELOP. SERVICES	19,542.75	234,513	58,628.25		
30	-5211361	LOBBYING SERVICES	2,000.00	24,000	6,000.00		
30	-5211405	8 INCH WATER MAIN-TAYLOR I	4,325.00	175,671	7,176.00		
30	-5211510	CDBG / EDIF DURALINE LOAN	282.50	3,390	565.00		
35	-5862203	REPAIRS & MAINTENANCE SUPP	3,609.67	319,900	131,965.97		
41	-5865510	LEASE PAYMENTS	3,378.84	40,547	6,758.60		
41	-5975406	RESIDUAL HANDLING IMPROVEM	1,050.00	31,350	0.00		
** 2012-2013 YEAR TOTALS **			187,590.79				

NO ERRORS

** END OF REPORT **

PACKET: 09472 CLAIMS FOR 4/9/2013

VENDOR SET: 01

BANK : FNB FIRST NATIONAL BANK

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
01	3/2013	777.62CR
01	4/2013	51,842.96CR
02	3/2013	1,935.20CR
02	4/2013	58,956.81CR
03	3/2013	28.48CR
03	4/2013	2,510.00CR
08	3/2013	165.95CR
08	4/2013	537.76CR
09	4/2013	4,937.50CR
11	4/2013	3,510.00CR
27	4/2013	3,666.67CR
28	3/2013	16,219.60CR
28	4/2013	646.78CR
29	3/2013	703.04CR
29	4/2013	3,297.00CR
30	4/2013	29,816.91CR
35	4/2013	3,609.67CR
41	4/2013	4,428.84CR
=====		
ALL		187,590.79CR



“Engaging Minds, Inspiring Hearts, Pursuing Excellence”

March 22, 2013

McAlester Public Schools
Roofing Project and Expenditure Report

Project Update:

- Puterbaugh Middle School Phase 1 (back part of building) completed (TPO)
- McAlester High School (original building) completed (TPO)
- Jefferson Early Childhood Center, completed (TPO)
- William Gay Early Childhood Center, completed (TPO)
- Edmond Doyle Elementary, completed (TPO)
- Puterbaugh Middle School Phase 2 (front part of building) sloped metal roof. Roof is under construction and on schedule.
 - Bid awarded and contract signed with BRB Roofing of Muskogee
 - Dollar amount of contract is \$654,600.00

Expenditures to date – draws made by contractor and related architect fees paid by McAlester Public Schools:

- \$118,872 (July 2012)
- \$21,735 (August 2012)
- \$61,126.45 (September 2012)
- \$59,051.55 (October 2012)
- \$75,315.00 (November 2012)
- \$49,698.38 (December 2012)
- \$ 0.00 (January 2013)
- \$133,000 (February 2013)
- \$113,620 (As of March 22, 2013)

Total: \$632,418.38

Ricky Lynn Judge, MD

Home Address: 1817 South 14th Street
McAlester, OK 74501

Work Address: McAlester Regional Health Center
Department of Pathology
1 Clark Bass Blvd
McAlester, OK 74501

Email Address: dr.rjudge@dfgh.net

Specialty: Anatomic and Clinical Pathology

Education: Pathology Residency: July 1983 to June, 1987
Baylor University Medical Center
3500 Gaston Ave
Dallas, TX

Pathology Internship: July 1983 to June, 1984
Baylor University Medical Center
3500 Gaston Ave
Dallas, TX

Medical College:
Doctor of Medicine, May, 1983
University of Texas Medical Branch
Galveston, TX

Undergraduate College:
Bachelor of Science, Chemistry May, 1979
Minor in Biology
The University of North Texas
Denton, TX

Professional Experience:

- August 1996 - Present
Medical Director, Laboratory
McAlester Regional Health Center
1 Clark Bass Blvd.
McAlester, OK 74501
- August 1991 – August 1996
Co-Medical Director, Laboratory
McAlester Regional Health Center
1 Clark Bass Blvd.
McAlester, OK 74501
- August 1991 – Present
Medical Examiner
State of Oklahoma
- August 1987 - August 1991
Staff Pathologist
Malcolm Grow USAF Medical Center
Andrews AFB, DC 20331
- August 1998 – August 1999
Chief of Staff
McAlester Regional Health Center
1 Clark Bass Blvd.
McAlester, OK 74501

Professional Societies:

- Fellow College of American Pathologist
(CAP Laboratory Inspector)
- Fellow American Society of Clinical Pathologist
- Member of the Pittsburg Co. Medical Society
President 1995-1996
Sec/Treas 1994-1995; 1997-1998
- Member of the Oklahoma State Medical Association

Personal Information:

Date of Birth:	Jan 25, 1956
Place of Birth:	Denton, TX USA
Citizenship:	USA
Marital Status:	Married
Wife's Name:	Sally Judge
Children:	Amelia Judge Virginia (Ginny) Judge
Health Status	Good

Professional Licenses:

Oklahoma:	#17491 since 1991
Texas:	#G6732 since 1983



McAlester City Council

AGENDA REPORT

Meeting Date:	<u>April 9, 2013</u>	Item Number:	<u>E</u>
Department:	<u>Utilities</u>	Account Code:	<u>02-5974206</u>
Prepared By:	<u>David Medley, P.E.</u>	Budgeted Amount:	<u>\$389,000 (All Chemicals)</u>
Date Prepared:	<u>April 1, 2013</u>	Exhibits:	<u>2</u>

Subject

Consider, and act upon, award of bid to Brentag Southwest for the supply of the chemicals for the McAlester Water Treatment Plant on a unit price basis the following chemicals: 40% Polymer, aluminum sulfate, chlorine, copper sulfate, polyaluminum feric halide, polyphosphate, and powder activated carbon.

Recommendation

Motion to award of bid for Items 3, 4, 5, 6, 7, 8 and 9 of the April, 2013 to September, 2013 Water Treatment Plant Chemical Chemicals, after review and approval by the City Attorney's Office, with Brentag Southwest of Nowata, Oklahoma at the unit prices per the attached bid tabulation and agreement.

Discussion

On March 26, 2013, the Utilities Department opened bids for the project in the Conference Room at City Hall. Three (3) bids were received and the attached bid tabulation sheet has been prepared by the City Utilities Director.

Brentag Southwest has been supplying chemicals to the City for many years and the City Staff is confident that they can supply the chemicals as specified in the bid documents. This contract is for a 6 month period as the price of these chemicals vary in a short period of time. The chemicals will be rebid at the end of the 6 month period.

Funds are available in the Water Treatment Plants chemical account budget for the chemicals

Exhibits: 1) Bid Tabulation 2) Agreement

Approved By

	<i>Initial</i>	<i>Date</i>
Department Head	DRM	4/1/13
City Manager P. Stasiak	_____	4/4/13

Bid Tabulations - April 2013
 Bid Opened: 3/26/13

Base Bid			Brenntag Southwest Rt. 2 Box 352-200 Nowata, Okla. 74048		GEO Specialty Chemicals, Inc. 9213 Arch Street Pike Little Rock, AR 72206		Southwest Chemical Service 1227 E. Washington McAlester, Okla. 74501	
ITEM #	DESCRIPTION	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	20 % Sodium Permanganate	6000 Bulk/lbs	\$ 1.1500	\$ 6,900.00	\$ -	\$ -	\$ 1.08	\$ 6,480.00
2	30% Caustic	84,000 Bulk/lbs	\$ 0.10	\$ 8,400.00	\$ -	\$ -	\$ 0.095	\$ 7,980.00
3	40% Polymer (Dadmac)	7,300 Totes/Lbs	\$ 1.0975	\$ 8,011.75	\$ 1.25	\$ 9,125.00	\$ 1.12	\$ 8,176.00
4	Aluminum Sulfate	84,000 Bulk/lbs	\$ 0.0694	\$ 5,829.60	\$ 0.1299	\$ 10,911.00	\$ 0.1460	\$ 12,264.00
5	Chlorine	40 / 1-Ton	\$ 590.00	\$ 23,600.00	\$ -	\$ -	\$ -	\$ -
6	Copper Sulfate	6,000 Totes/Lbs	\$ 0.98	\$ 5,880.00	\$ -	\$ -	\$ -	\$ -
7	Poly-Aluminum Feric Halide (Brennfloc CC 2358)	329,000 Totes/Lbs	\$ 0.34	\$ 111,860.00	\$ -	\$ -	\$ -	\$ -
8	Polyphosphate	18,250 Totes/lbs	\$ 0.0895	\$ 16,333.75	\$ -	\$ -	\$ 0.93	\$ 16,972.50
9	Powder Activated Carbon.	91,250 Bagged/lbs	\$ 0.7985	\$ 72,863.13	\$ -	\$ -	\$ 1.10	\$ 100,375.00

David R. Medley
 REGISTERED PROFESSIONAL ENGINEER
 DAVID R.
 MEDLEY.
 16929
 OKLAHOMA
 4-1-13

AGREEMENT

THIS AGREEMENT, made this _____ the day of _____, 2013 by and between THE McALESTER PUBLIC WORKS AUTHORITY, hereinafter called "OWNER" and Brenntag Southwest doing business as (an individual) (a partnership) (a corporation) hereinafter called "CONTRACTOR"

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and supply the following chemicals as specified in the Contract

Documents, APRIL 2013 to OCTOBER 2013 Water Treatment Chemicals:

2. The CONTRACTOR will furnish all material, supplies, tools, equipment, labor and other services necessary for the construction and completion of providing the chemicals described herein.

3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within Ten (10) calendar days after the date of the NOTICE TO PROCEED and will complete the same within Six (6) calendar months unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the **unit prices**, as shown in the BID schedule for Bid Items

Item #3.	40% Polymer (Dadmac)	
	(7,300 Totes/lbs)	
Item #4.	Aluminum Sulfate	(84,000 Bulk/lbs)
ITEM #5.	Chlorine	(40 Ton)
ITEM #6.	Copper Sulfate	(6,000 Totes/lbs)
ITEM # 7.	Poly-Aluminum Feric Halide (Brennflock CC 2358)	
	(329,000 Totes/lbs)	
ITEM #8.	Polyphosphate	(18,250 Totes/lbs)
ITEM #9.	Powder Activated Carbon	(91,250 Bagged/lbs)

5. The term "CONTRACT DOCUMENTS" means and includes the following:

- (a) ADVERTISEMENT FOR BIDS.
- (b) INSTRUCTION TO BIDDERS
- (c) BID.
- (d) AGREEMENT.
- (f) NOTICE OF AWARD.
- (g) NOTICE TO PROCEED.

(h) SPECIFICATIONS prepared or issued by the City of McAlester, dated April 2013

6. The OWNER will pay to the CONTRACTOR in the manner and at such times and at such amounts as set forth in these CONTRACT DOCUMENTS.
7. This AGREEMENT shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this AGREEMENT in three (3) copies each of which shall be deemed an original on the date first above written.

OWNER: McAlester Public Works Authority

(SEAL)

By: _____

Name: Steve Harrison

Title: Chairman

ATTEST:

Name: Cora Middleton

Title: City Clerk

CONTRACTOR:

By: _____

Name _____

(Please Type)

(SEAL)

Address: _____

ATTEST:

Name _____

(Please Type)



McAlester City Council

AGENDA REPORT

Meeting Date:	<u>April 9, 2013</u>	Item Number:	<u>F</u>
Department:	<u>Utilities</u>	Account Code:	<u>02-5974206</u>
Prepared By:	<u>David Medley, P.E.</u>	Budgeted Amount:	<u>\$389,000 (All Chemicals)</u>
Date Prepared:	<u>April 1, 2013</u>	Exhibits:	<u>2</u>

Subject

Consider, and act upon, award of bid to Southwest Chemical Service for the supply of the chemicals for the McAlester Water Treatment Plant on a unit price basis the following chemicals: 20% sodium permanganate and 30% caustic.

Recommendation

Motion to award of bid for Items 1, and 2 of the April, 2013 to September, 2013 Water Treatment Plant Chemical Chemicals, after review and approval by the City Attorney's Office, with Southwest Chemical Service of McAlester, Oklahoma at the unit prices per the attached bid tabulation and agreement.

Discussion

On March 26, 2013, the Utilities Department opened bids for the project in the Conference Room at City Hall. Four (4) bids were received and the attached bid tabulation sheet has been prepared by the City Utilities Director.

Southwest Chemical Service has been supplying chemicals to the City for many years and the City Staff is confident that they can supply the chemicals as specified in the bid documents. This contract is for a 6 month period as the price of these chemicals vary in a short period of time. The chemicals will be rebid at the end of the 6 month period.

Funds are available in the Water Treatment Plants chemical account budget for the chemicals

Exhibits: 1) Bid Tabulation 2) Agreement

Approved By

	<i>Initial</i>	<i>Date</i>
Department Head	DRM	4/1/2013
City Manager P. Stasiak	_____	4/4/2013

Bid Tabulations - April 2013
Bid Opened: 3/26/13

Base Bid			Brenntag Southwest Rt. 2 Box 352-200 Nowata, Okla. 74048		GEO Specialty Chemicals, Inc. 9213 Arch Street Pike Little Rock, AR 72206		Southwest Chemical Service 1227 E. Washington McAlester, Okla. 74501	
ITEM #	DESCRIPTION	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	20 % Sodium Permanganate	6000 Bulk/lbs	\$ 1.1500	\$ 6,900.00	\$ -	\$ -	\$ 1.08	\$ 6,480.00
2	30% Caustic	84,000 Bulk/lbs	\$ 0.10	\$ 8,400.00	\$ -	\$ -	\$ 0.095	\$ 7,980.00
3	40% Polymer (Dadmac)	7,300 Totes/Lbs	\$ 1.0975	\$ 8,011.75	\$ 1.25	\$ 9,125.00	\$ 1.12	\$ 8,176.00
4	Aluminum Sulfate	84,000 Bulk/lbs	\$ 0.0694	\$ 5,829.60	\$ 0.1299	\$ 10,911.00	\$ 0.1460	\$ 12,264.00
5	Chlorine	40 / 1-Ton	\$ 590.00	\$ 23,600.00	\$ -	\$ -	\$ -	\$ -
6	Copper Sulfate	6,000 Totes/Lbs	\$ 0.98	\$ 5,880.00	\$ -	\$ -	\$ -	\$ -
7	Poly-Aluminum Feric Halide (Brennfloc CC 2358)	329,000 Totes/Lbs	\$ 0.34	\$ 111,860.00	\$ -	\$ -	\$ -	\$ -
8	Polyphosphate	18,250 Totes/lbs	\$ 0.0895	\$ 16,333.75	\$ -	\$ -	\$ 0.93	\$ 16,972.50
9	Powder Activated Carbon	91,250 Bagged/lbs	\$ 0.7985	\$ 72,863.13	\$ -	\$ -	\$ 1.10	\$ 100,375.00

David R. Medley
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 16929
OKLAHOMA
4-1-13

AGREEMENT

THIS AGREEMENT, made this _____ the day of _____, 2013 by and between THE McALESTER PUBLIC WORKS AUTHORITY, hereinafter called "OWNER" and Southwest Chemical Service doing business as (an individual) (a partnership) (a corporation) hereinafter called "CONTRACTOR"

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and supply the following chemicals as specified in the Contract

Documents, APRIL 2013 to SEPTEMBER 2013 Water Treatment Chemicals:

2. The CONTRACTOR will furnish all material, supplies, tools, equipment, labor and other services necessary for the construction and completion of providing the chemicals described herein.

3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within Ten (10) calendar days after the date of the NOTICE TO PROCEED and will complete the same within Six (6) calendar months unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the **unit prices**, as shown in the BID schedule for Bid Items

ITEM #1	. 20% Sodium Permanganate	(6,000 Bulk/lbs)
ITEM #2.	30% Caustic	(84,000Bulk/lbs)

5. The term "CONTRACT DOCUMENTS" means and includes the following:

- (a) ADVERTISEMENT FOR BIDS.
- (b) INSTRUCTION TO BIDDERS
- (c) BID.
- (d) AGREEMENT.
- (f) NOTICE OF AWARD.
- (g) NOTICE TO PROCEED.
- (h) SPECIFICATIONS prepared or issued by the City of McAlester, dated April 2013

6. The OWNER will pay to the CONTRACTOR in the manner and at such times and at such amounts as set forth in these CONTRACT DOCUMENTS.

7. This AGREEMENT shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

2.03 INCENTIVE PAY

NON-UNIFORMED INCENTIVE

PURPOSE

The purpose of the “**Incentive Pay Program**” is to encourage non-uniformed employees to obtain and, increase knowledge and skills in their respective job functions. The policy of the **City of McAlester** will be to monetarily reward employees that take the initiative to improve their skills above the basic minimum knowledge needed to perform their job functions. An better-educated and trained work force provides improved, efficient and economical services to the community.

POLICY AND METHOD

The “**Incentive Pay Program**” will provide pay to non-uniformed employees that:

Obtain licenses or certificates above what is required to maintain their position; and

Obtain training hours that are above the basic knowledge required when no license or certification is required by State or Federal regulations.

Incentive pay for licenses or certificates will continue as long as the license or certificates are **current** (unless specific time limits are established). The employee must attend and successfully complete required training hours to assure that license or certificate is current.

Incentive pay for in **job field must be job-related.** The **Division Director** must approve proposed course/training.

The **City of McAlester** will pay the cost of and allow leave to complete training.

SCHEDULE OF INCENTIVES (JOB-RELATED TRAINING)
PLANT OPERATORS, UTILITY M & O, PARKS DEPARTMENT
WITH DIRECT RESPONSIBILITY FOR WATER AND/OR SEWER

EMPLOYEES WILL BE PAID FOR ONLY ONE (1) OPERATOR'S
LICENSE AND (1) LAB LICENSE

The incentive schedule for all current licenses is as follows:

<u>LICENSE</u>	<u>\$ PER MONTH</u>
OPERATOR "C" (3 YEAR MAX)	\$ 25.00
OPERATOR "B"	\$ 60.00
OPERATOR "A"	\$ 100.00
LAB "B"	\$ 15.00 <u>\$25.00</u>
LAB "C"	\$ 25.00 <u>\$15.00</u>

PARKS AND RECREATIONS

<u>LICENSE</u>	<u>\$ PER MONTH</u>
ROADSIDE HERBICIDE	\$ 35.00
EXPLOSIVE HANDLING CERT.	\$ 35.00

POLICE DISPATCHER

<u>LICENSE</u>	<u>\$ PER MONTH</u>
100 HOURS ABOVE BASIC TRAINING	\$ 45.00
BASIC: TELETYPE - 40 HOURS JAILER TRAINING - 24 HOURS CLEET I THRU X - 40 HOURS	

200 HOURS ABOVE BASIC TRAINING \$ 65.00

CODES INSPECTOR

<u>LICENSE</u>	<u>\$ PER MONTH</u>
OKLAHOMA CODE INSPECTOR LICENSE (+ 65 HOURS)	\$ 45.00

LANDFILL

<u>LICENSE</u>	<u>\$ PER MONTH</u>
CERTIFICATION + 65 HOURS	\$ 45.00

ALL DEPARTMENTS

100 HOURS OF TRAINING
IN JOB AREA \$ 45.00

HOURS REQUIRED TO OBTAIN LICENSE OR CERTIFICATE WHERE
INCENTIVES ARE PAID **WILL NOT** BE CREDITED TOWARD
ADDITIONAL INCENTIVE.

HOURS REQUIRED MAINTAINING LICENSE **WILL** BE CREDITED.

150 HOURS OF TRAINING OVER AND ABOVE ANY
CERTIFICATION HOURS AND OVER THE FIRST 100 HOURS
INCENTIVE \$ 75.00

THIS **150 HOUR** INCENTIVE WILL REQUIRE EMPLOYEES TO
OBTAIN **15 HOURS** AT THEIR OWN EXPENSE WITH THE
REMAINING **135 HOURS** TO BE PAID BY THE **CITY OF**
McALESTER.

HOURS FOR THIS INCENTIVE MUST BE ACQUIRED AFTER **JULY**
1, 1994.

NON-UNIFORMED EMPLOYEES WILL BE GRANTED A
MONTHLY INCENTIVE BASED ON **COLLEGE DEGREES.** THE
INCENTIVE SCHEDULE FOR ALL COLLEGE DEGREES ARE AS
FOLLOWS:

<u>DEGREE</u>	<u>\$ PER MONTH</u>
MASTERS DEGREE	\$ 75.00
BACHELORS DEGREE	\$ 50.00
ASSOCIATES DEGREE	\$ 25.00

UNIFORMED INCENTIVE

AS CONTAINED IN CONTRACT



McAlester City Council

AGENDA REPORT

Meeting Date: April 9, 2013 Item Number: 1
Department: Mayor/City Council
Prepared By: Mayor Steve Harrison Account Code: _____
Date Prepared: April 2, 2013 Budgeted Amount: _____
Exhibits: 3

Subject

Consider and Act to sell the South Side Business Park (King Ranch Property) to The Choctaw Nation of Oklahoma for the purchase price of \$1,350,000.00, and to authorize the Mayor to execute any and all necessary instruments to complete the sale on behalf of the City of McAlester, Oklahoma.

Recommendation

The committee recommends the sale of the South Side Development Center/Business Park to the Choctaw Nation of Oklahoma for the sum of \$1,350,000.00.

Discussion

- 1) Offer Letter from the Choctaw Nation.
- 2) Committee Notes.
- 3) Appraisal.

Approved By

		<i>Initial</i>	<i>Date</i>
Department Head		SH	04/02/2013
City Manager	P. Stasiak		04/02/2013



Choctaw Nation of Oklahoma

P.O. Box 1210 • Durant, OK 74702-1210 • (580) 924-8280

Gregory E. Pyle
Chief

Gary Batton
Assistant Chief

March 20, 2013

Mr. Steve Harrison, Mayor
City of McAlester
P.O. Box 578
McAlester, OK 74502

Dear Mr. Harrison:

It has been a pleasure meeting with you and other City Council Members on the Land in McAlester Community known as the "Southside Business Park." I feel the meetings were very productive.

Please consider this a **Formal Offering of \$1,350,000.00** to purchase the 117.51 acres located in Section 24, Township 5 North, Range 14 East and Section 19, Township 5 North, Range 15 East, Pittsburg County, Oklahoma.

This offer is subject to the following:

- (1) Approval of Choctaw Nation of Oklahoma Tribal Council
- (2) Approval of City Council of McAlester
- (3) Assurance of Re-zoning Request
- (4) Provide Current Survey of property to the Choctaw Nation

If you have any questions, please call my office at 580-924-8280, Extension 2228.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Batton".

Gary Batton, Assistant Chief
Choctaw Nation of Oklahoma

kh

c Wayne Wylie

Report of Council Committee

At the Tuesday, February 26, 2013, regular meeting of the McAlester City Council, the Council directed the mayor to appoint a committee to meet with the Choctaw Nation and negotiate a price for the sale of the South Side Business Development Center. Upon approval of the motion to appoint the committee, the mayor asked that any council member interested in participating on the committee contact him. The mayor was subsequently contacted by Vice Mayor Sam Mason and Second Ward Councilman John Titsworth. The committee thus consisted of Mayor Harrison, Vice Mayor Mason and Councilman Titsworth.

The committee met on Friday, March 1, 2013, to review and discuss the proposed sale and to prepare for negotiations. Subsequent to the meeting, Mayor Harrison contacted Assistant Chief Gary Batton to schedule a meeting between the committee and representatives from the Choctaw Nation.

The first negotiation meeting took place on Tuesday, March 5, 2013, and was held in the conference room at the Municipal Building. Mayor Harrison, Vice Mayor Mason, Councilman Titsworth and City Attorney Joe Ervin represented the City. Assistant Chief Batton and Wayne Wylie represented the Choctaw Nation. The City confirmed that they had recently appraised the property. The Nation stated that they had not independently appraised the property and requested a copy of the City's appraisal. City Attorney Ervin indicated that city council approval would be necessary before the appraisal could be released. It was therefore agreed that an item would be placed on the city council meeting agenda seeking this approval.

On the Tuesday, March 12, 2013, regular meeting agenda of the McAlester City Council, Consent Agenda Item E. read as follows:

Consider and Act Upon, to release the Appraisal Report on the South Side Business Park dated September 18, 2012 and prepared by H.D. Barnhouse to the public.

The item was approved as a part of the Consent Agenda by a 6-0 vote.

On Monday, March 18, 2013, a second negotiation meeting took place. The meeting was again held in the conference room at the Municipal Building. Participants again consisted of Mayor Harrison, Vice Mayor Mason, Councilman Titsworth and City Attorney Joe Ervin representing the City and Assistant Chief Batton and Mr. Wylie represented the Choctaw Nation.

The appraisal report was shared and discussed. Discussion was also held on other relevant factors including the prior property appraisal in 2009, reconstruction and extension of Elks Road, and the prior sale of 1.2 acres at the entrance to the park. After negotiation, a price of \$1,350,000.00 was agreed to subject to approval by both governing bodies. Assistant Chief Batton stated his intention to submit a written offer to the City on a timely basis such that it could be considered at the Tuesday, April 9, 2013, regular meeting of the McAlester City Council.

An offer letter dated March 20, 2013, was addressed to the mayor and received in the City Clerk's office on March 22, 2013. The offer is in the agreed amount of \$1,350,000.00. The mayor provided a copy of the letter to the city attorney and requested he draft appropriate language for consideration of this offer at the April 9, 2013, regular meeting of the McAlester City Council.

This concludes the report of the committee.


Steve Harrison, Mayor


Sam Mason, Vice Mayor


John Titsworth, Ward 2 Councilman

An Appraisal
in a
Summary Report Format

2012247

on the
Property of
The City of McAlester
P. O. Box 578
McAlester, Oklahoma 74502

Prepared for
Mr. Richard Cotton
The City of McAlester
P. O. Box 578
McAlester, Oklahoma 74502

As of
September 18, 2012

By
H. D. Barnhouse
Barnhouse Appraisal Service
2823 Peaceable Rd.
McAlester, Oklahoma 74501
(918) 423-6222

October 6, 2012

Mr. Richard Cotton
The City of McAlester
P.O. Box 578
McAlester, Oklahoma 74502

Dear Mr. Cotton:

In keeping with your request, I have carefully examined the property owned by the by the City of McAlester and designated as the Southside Industrial Park located in Section 24, Township 5 North, Range 14 East and Section 19, Township 5 North, Range 15 East, Pittsburg County, Oklahoma.

The purpose of this appraisal report is to transmit an opinion of market value of the subject property as of this date. After completing all of the value indicators, it is the appraiser's opinion that the market value of the subject property, as of September 18, 2012 is

ONE MILLION THREE HUNDRED EIGHTEEN THOUSAND DOLLARS

(\$1,318,000.00)

Please find in this report, all the documentation, procedures and rationale used to arrive at this opinion of value, and should you have questions, or we can be of further service to you in this matter, please do not hesitate to contact me.

Respectfully submitted,

H.D. Barnhouse

H. D. Barnhouse
Barnhouse Appraisal Service
2823 Peaceable Rd.
McAlester, OK 74501

Oklahoma Certified General 10400CGA
Expiration 01/31/2013

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PREFACE

An appraisal is a type of research into the law of probabilities with respect to real estate valuation. Through the appraiser's education, training, experience, knowledge and integrity, he is able to project sellers' and buyers' past activities into a forecast of real estate values. Because of the individuality and uniqueness of each property, comparisons of like properties often entail adjustments in arriving at a conclusion. Financial consideration for similar properties sometimes reflects sentiment, compassion, sympathy, bias, politics, specific needs, lack of understanding and other factors not considered by the impartial appraiser. Principals of the transaction, the banker, seller, purchaser or broker, cannot alter his judgment and opinion.

An appraisal cannot be guaranteed, nor can it be proven.

However, the opinion of value can be substantiated and justified and the final opinion of value is the result of a professional analysis of considerable quantity of physical and economic facts. An appraisal must not be considered absolute but should be used as a basis of negotiation between parties involved in the property, whatever their interests.

With the foregoing in mind, the reader is invited to review the following report that sets forth the data and reasoning leading to the opinions of value of the property under appraisal.

Minimum Appraisal Standards

The agencies are adopting five minimum appraisal standards in place of the 14 standards in the prior rule. The final rule includes four modifications to the proposed rule concerning minimum appraisal standards. The final rule requires all appraisals for federal related transactions.

1. Conform to generally accepted appraisal standards as evidence by the USPAP unless principles of safe and sound banking require compliance with stricter standards;
2. Be written and contain sufficient information and analysis to support the institution's decision to engage in the transaction;
3. Analyze and report appropriate deductions and discounts for proposed construction or renovation, partially leased buildings, non-market lease terms, and tract developments with unsold units;
4. Be based upon the definition of market value as set forth in the regulation; and
5. Be performed by State licensed or certified appraisers.

This is a summary report of a complete appraisal as defined by USPAP. It is reported in a summary format as specified by standard 2 of the USPAP.

Authority

FFIRA Final Rule effective June 7, 1994.

Additionally the 12 points of USPAPS are included herein. Every effort has been made in this report to adhere to these standards. They may be found on the following pages of this report.

UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES
SUMMARY REPORT
S.R. 2-2 (b) i-xii

1. Identify and provide a **SUMMARY DESCRIPTION** of the real estate being appraised.
2. State the real property interest being appraised.
3. State the purpose and intended use of the appraisal.
4. Define the value to be estimated.
5. State the effective date of the appraisal and the date of the report.
6. Summarize the extent of the process of collecting, confirming and reporting data.
7. State all assumptions and limiting conditions that affect the analysis, opinions, and conclusions.
8. Summarize the information, considered, the appraisal procedures followed, and the reasoning that supports the analyses, opinions, and conclusions.
9. Summarize the appraiser's opinion of the highest and best use of the real estate, when such opinion is necessary and appropriate.
10. Explain and support the exclusion of any of the usual valuation approaches.
11. Summarize any additional information that may be appropriate to show compliance with, or clearly identify and explain permitted, departures from the requirements of Standard 1.
12. Include a signed certification in accordance with Standards Rule 2-3.

SALIENT FACTS

Property type: 117.51 acres, more or less, of vacant land, now commonly known as the Southside Industrial Park. This land has been annexed into the City of McAlester.

Location: Located on the South side of McAlester and access is via Elk Drive.

Inspection Date: September 18, 2012

Date of Report: October 6, 2012

Improvement data: According to the County Assessors office, a home, which was built in 1940 is situated on this property, however upon inspection, I determined the home has been removed from the property. There are no structural improvements on this property.

Site Data: The subject property includes 117.51 acres of land. The majority of this land is open and mostly level, however on the rear of the property the subject is wooded with what appears to be second growth oak, hickory and elm. There are some ravines on the property in this area. There is an easement across this property for a sanitary sewer line.

Zoning: The subject is zoned I-1 Light Industrial.

Utilities: All utilities available.

Taxes: Taxes paid in 2011 were \$411.40.

Flood zone data: Portions of the subject **does** appear to be in a flood zone according to flood map # 40121C0471E, dated July 22, 2010. (map attached). NOTE: From the Southwest Extremity of the subject, Dancing Rabbit Creek traverses to the Northeast of the subject thus, placing a substantial portion of the subject in a 100 year flood plane thus adversely affecting the marketability of the subject property.

Estimated Exposure Time: 12 to 24 Months
Estimated Marketing time: 12 to 24 months

Reconciled Value (Market)	\$1,318,000.00
Cost Approach	NOT USED
Income Approach	NOT USED

PURPOSE AND SCOPE OF THE APPRAISAL

The purpose of the appraisal is to transmit the estimated "market" value of the subject property. In rendering an opinion of value, the appraisers are, in fact, making a forecast of what will probably occur under stipulated market conditions. These values are intended to be "market value" instead of other types of value. In performing the appraisal assignment, the appraisers researched and obtained all pertinent information pertaining to the subject site and all improvements and have reported those facts herein. In addition, the subject area was researched for current land sales. Those that have been confirmed and/or considered most comparable to the subject have been included in the following appraisal in each respective approach to value section.

Not included in the scope of the appraisal processes were the inclusion of personal items including but not limited to, fixtures, equipment, furnishings and inventory.

The subject property is vacant land, which is to be utilized as a industrial site in the future. However, it has not been subdivided as of this date. There are no businesses in operation in this addition. The scope of this appraisal does take into consideration any future development or subdivisions of the property.

DEFINITIONS of TERMINOLOGY

Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and Seller are typically motivated;
2. Both parties are well informed or well advised, with both acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U. S. Dollars or in terms of financial arrangements comparable thereto.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

PROPERTY RIGHTS APPRAISED

The property rights being appraised are the Fee Simple Interest. It is assumed to be unencumbered, and without encroachments, abnormal easements or restrictions that would unduly restrict the marketability of the subject. However, we should mention the close proximity of the McAlester Regional Airport. According to FAA's Federal Aviation Regulation, which defines imaginary surfaces, § 77.25 **Civil airport imaginary surfaces.**

IDENTIFICATION
and
LEGAL DESCRIPTION



A tract of land in the SE of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, and in Lots 3 and 4 of Section 19, Township 5 North, Range 15 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, described as follows:

Beginning at the NE corner of the SE of said Section 24; thence South $89^{\circ}03'30''$ West along the North line of the SE a distance of 80 feet; thence South $01^{\circ}11'26''$ East and parallel to the East line of the SE a distance of 224.00 feet; thence South $89^{\circ}03'30''$ West a distance of 232.00 feet; thence North $01^{\circ}11'26''$ West a distance of 224.00 feet to a point on the North line of said SE; thence South $89^{\circ}03'30''$ West along the North line of said SE a distance of 1,017.05 feet; thence South $01^{\circ}09'47''$ East a distance of 1324.48 feet; thence North $88^{\circ}53'18''$ East a distance of 13.00 feet; thence South $01^{\circ}12'22''$ East a distance of 206.00 feet; thence North $89^{\circ}10'16''$ East a distance of 1286.79 feet; thence South $05^{\circ}21'10''$ West a distance of 1115.75 feet; thence North $88^{\circ}43'06''$ East a distance of 157.00 feet to the SW corner of the SW of Section 19; thence North $88^{\circ}43'46''$ East along the South line of the SW of said Section 19 a distance of 1319.72 feet to the SE corner of Lot 4; thence North $01^{\circ}04'21''$ West along the East line of said Lot 4 and Lot 3 a distance of 2294.44 feet to a point 346.5 feet South of the NE corner of Lot 3; thence South $88^{\circ}44'10''$ West a distance of 1324.50 feet to a point on the West line of Lot 3, said point being 346.50 feet South of the NW corner of Lot 3; thence North $01^{\circ}11'26''$ West a distance of 346.50 feet to the Point of Beginning, said described tract of land containing 117.51 acres, more or less.

THE APPRAISAL PROBLEM

The content of an appraisal is determined by the limiting assumptions inherent in the property, database, or other factors in the discussion context. The **purpose** of this appraisal is give an opinion of "market" value. The **function** of this appraisal is to assist the McAlester City Council in determining the market value of this property, which the city already owns. The subject property is not improved and therefore the Cost approach is not applicable. The subject property is not income producing and therefore the Income Approach is not applicable. Therefore, the Direct Sales Comparison Approach to value has been considered in the fee simple analysis.

SALES HISTORY

On October 22, 2003 Glenn C. King, a single person sold an undivided 5/12ths interest in and to Lot 3, except the North 346.5 feet thereof, and all of Lot 4 in Section 19, Township 5 North, Range 15 East, and the NE/4 SE/4 of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, except and reserving to the grantor Glenn C. King all of his undivided interest in the oil, gas, and other mineral in and under said property, and subject to existing easements to the McAlester Foundation, Inc. According to the revenue stamps, Mr. King sold his interest in this property for \$297,000.00.

On October 22, 2003 Bill C. King and Betty F. King, husband and wife sold the following:

Tract 1: An undivided 5/12ths interest in and to Lot 3, except the Northerly 346.5 feet thereof, and all of Lot 4 in Section 19, Township 5 North, Range 15 East, and the NE/4 SE/4 of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian;

AND

Tract 2: A tract of land more particularly described as beginning at the Southeast corner of the NE/4 SE/4 of Section 24; Township 5 North, Range 14 East; thence South along the East line of the SE/4 SE/4 of said section 24 a distance of 212.5 feet to a point; thence West 89 degrees, 8 minutes, 4 seconds East a distance of 1,331.6 feet more or less, to a point on the West line of the said SE/4 SE/4 of section 24; thence Northerly and parallel to the East line of said section a distance of 206 feet to a point; thence Easterly a distance of 1,331.6 feet more or less to the point of beginning;

AND

Tract 3: A tract of land more particularly described as beginning at the Southeast corner of the NE/4 SE/4 of Section 24; Township 5 North, Range 14 East; thence Westerly a distance of 1,318.6 feet more

or less along the South line of the NE/4 SE/4 to the Southwest corner of the NE/4 SE/4 for the point of beginning; thence North 1 degree, 8 minutes East along the Westerly line of the NE/ SE/4 a distance of 1,325.178 feet to a point, thence West a distance of 12 feet; thence South a distance of 1,325.178 feet to a point; thence Easterly a distance of 13 feet to the point of beginning;

AND

Tract 4: A tract of land more particularly described as beginning at the Southeast corner of the NE/4 SE/4 of Section 24; Township 5 North, Range 14 East; thence South a distance of 1,321.866 feet to the Southeast corner of the SE/4; thence West along the South of the SE/4 SE/4 a distance of 157 feet to a point; thence Northeasterly a distance of 1,321 feet more or less to a point which is 5.5 feet West of the point of beginning, thence Easterly 5.5 feet to the point of beginning.

Except and reserving to the grantor Bill C. King all of his undivided interest in the oil, gas, and other mineral in and under all of the tracts of land described above, subject to existing easements, to McAlester Foundation, Inc. According to the revenue stamps, Mr. Bill C. King sold his interest in this property for \$355,000.00.

On October 22, 2003, Marilyn Rae King a widow and single person sold the following:

An undivided 1/6th interest in and to Lot 3, except the North 346.5 feet thereof, and all of Lot 4 in Section 19, Township 5 North, Range 15 East, and the NE/4 SE/4 of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, except and reserving to the grantor herein all of her undivided interest in the oil, gas, and other mineral in and under said property, and subject to existing easements to the McAlester Foundation, Inc. According to the revenue stamps, Ms. King sold her interest in this property for \$119,000.00.

On July 19th, 2004, McAlester Foundation, Inc., an Oklahoma Corporation did hereby quit claim, grant, bargain, sell and convey unto City of McAlester, Oklahoma, a Municipal Corporation, the following:

Tract 1: Lot 3, except the North 346.5 feet thereof, and all of Lot 4 in Section 19, Township 5 North, Range 15 East, and the NE/4 SE/4 of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma;

AND

Tract 2: A tract of land more particularly described as beginning at the Southeast corner of the NE/4 SE/4 of Section 24; Township 5 North, Range 14 East; thence South along the East line of the SE/4

SE/4 of said section 24 a distance of 212.5 feet to a point; thence West 89 degrees, 8 minutes, 4 seconds East a distance of 1,331.6 feet more or less, to a point on the West line of the said SE/4 SE/4 of section 24; thence Northerly and parallel to the East line of said section a distance of 206 feet to a point; thence Easterly a distance of 1,331.6 feet more or less to the point of beginning;

AND

Tract 3: A tract of land more particularly described as beginning at the Southeast corner of the NE/4 SE/4 of Section 24; Township 5 North, Range 14 East; thence Westerly a distance of 1,318.6 feet more or less along the South line of the NE/4 SE/4 to the Southwest corner of the NE/4 SE/4 for the point of beginning; thence North 1 degree, 8 minutes East along the Westerly line of the NE/ SE/4 a distance of 1,325.178 feet to a point, thence West a distance of 12 feet; thence South a distance of 1,325.178 feet to a point; thence Easterly a distance of 13 feet to the point of beginning;

AND

Tract 4: A tract of land more particularly described as beginning at the Southeast corner of the NE/4 SE/4 of Section 24; Township 5 North, Range 14 East; thence South a distance of 1,321.866 feet to the Southeast corner of the SE/4; thence West along the South of the SE/4 SE/4 a distance of 157 feet to a point; thence Northeasterly a distance of 1,321 feet more or less to a point which is 5.5 feet West of the point of beginning, thence Easterly 5.5 feet to the point of beginning.

This exceeds the "three year" search parameter as set forth by the FIRREA guidelines.

NEIGHBORHOOD ANALYSIS

NEIGHBORHOOD DEFINED

A neighborhood is a group of complementary uses, a homogeneous grouping of individual buildings, or business enterprises within, or as part of a larger community. These groupings may be devoted to residential use, trade or service activities, industrial, recreational, cultural and civic activities.

The subject property is located in the Southern part of the business district of McAlester. The neighborhood is considered to be this Southern business district. Typical businesses in the area include convenience stores, bars, service garages, casino, manufacturing plant and offices.

Growth in the neighborhood is stable and prices remain stable. The neighborhood enjoys average to better than average traffic exposure.

The neighborhood is served by AEP/PSO of Oklahoma (electricity), Centerpoint Gas Company (natural gas), SBC (phone service), Allegiance Cable Systems (cable tv), and The City of McAlester (water, sewer and garbage pickup).

CONCLUSION

In summary, the subject neighborhood is the Southern portion of the McAlester business district. The subject is situated on a two-lane street with average traffic exposure.

The neighborhood appears to be in harmony with the subject properties current use and the subject appears to be in harmony with the other uses in the general area. The I-1 zoning or light industrial, will allow for future development of the industrial park. This future development will be in harmony with other property uses in the area.

However, Industrial Zoning does not appear to be the Highest and Best Use of the Subject Property.

SITE ANALYSIS

Site Area Appraised: 117.51 acres.

Shape: Irregular.

Location: Average for competing properties.

Frontage: The subject does not have any highway frontage. This property does have some frontage on Elk Drive. This is the access point on the North side of the property.

Topography: The surface of the site is basically level to gently rolling over the majority of the property. However on the rear of the property there is some land, which has steep slopes.

Drainage: The drainage appears adequate. Portions of the site **does** appear to be in a 100-year flood area, according to FEMA map Number 40-121C0470E, dated July 22, 2010.

Adjacent Properties: The subject is bound by light commercial businesses on the North and West, by single-family residential properties on the East and by vacant lands on the South.

Utilities: All utilities as described in the neighborhood analysis are serving the subject site.

Easements/Restrictions: I found no adverse easements, and found only easements for normal utilities.

Encumbrances: I found no encumbrances. Since the time the McAlester Foundation and then the City of McAlester came into title of this property I did not observe any mortgages, which have been filed at the County Clerks office, which would encumber this property.

Encroachments: I found no encroachments on or off the subject property.

Street improvements: The subject has some frontage on Elk Drive, which is a new concrete surfaced street.

Zoning: The subject is in I-1 Light Industrial zoning area and the subject was in

conformance with this zoning. There did not appear to be any zoning changes planned for the area.

Special Assessments:

I found no special assessments in the area and it was not disclosed to the appraiser if any are being contemplated.

Nuisances and hazards:
area.

No nuisances or hazards were found in the

Environmental hazards:

**I AM NOT AN EXPERT IN SUCH MATTERS,
AND YOU MAY WISH TO HAVE THE SUBJECT
INSPECTED BY SUCH.**

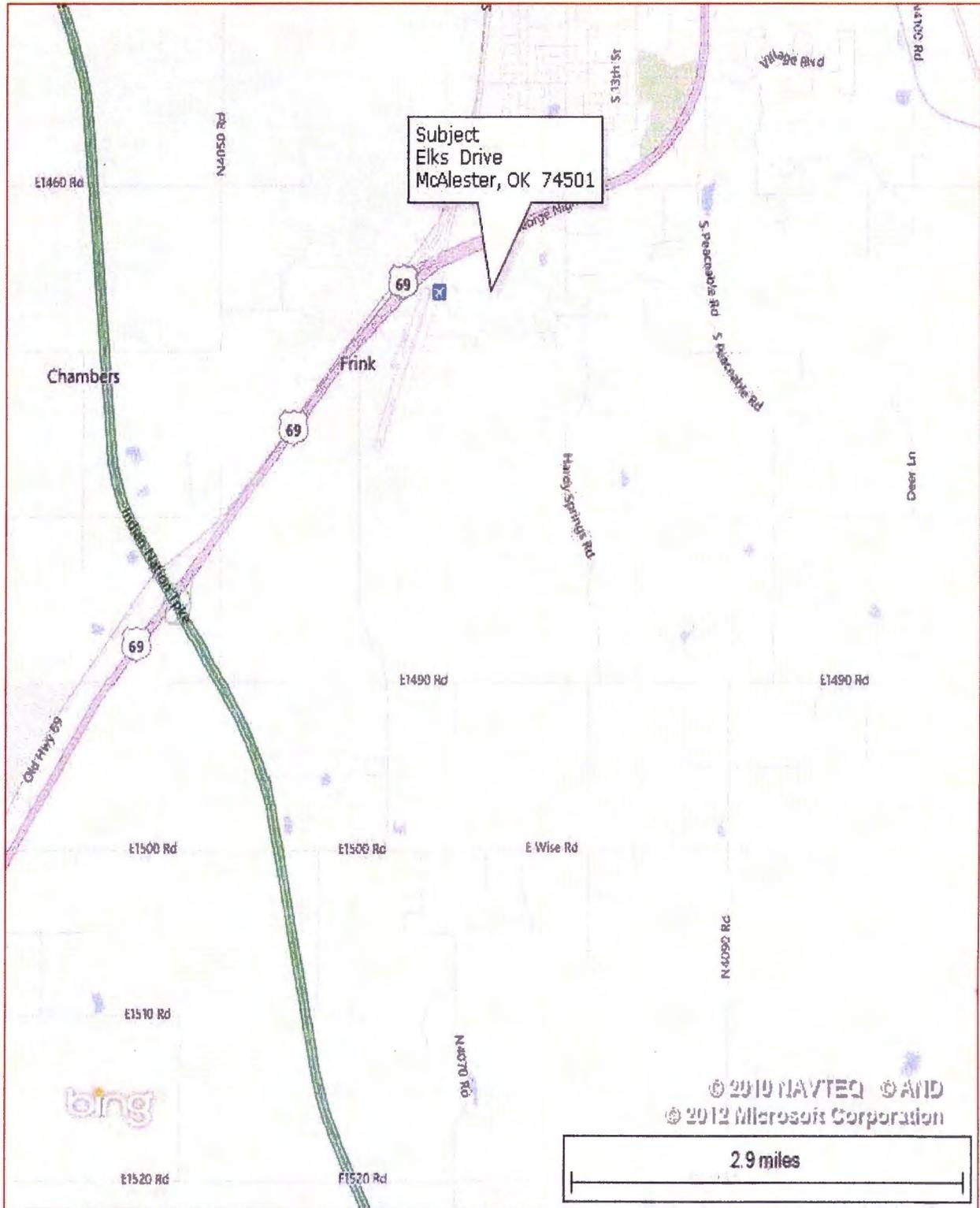
Accessibility:

The access to the subject is readily available from Elks Drive.

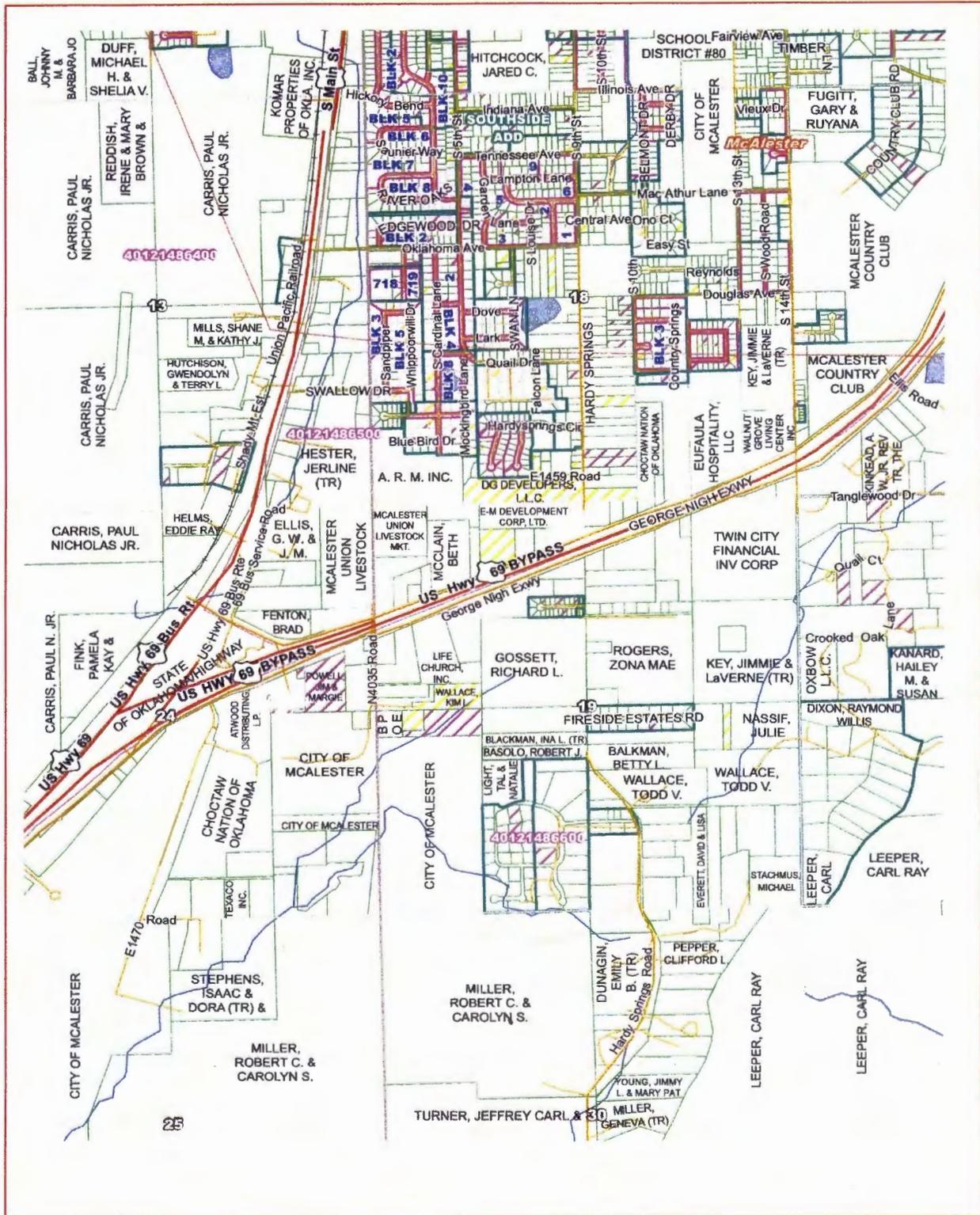
Conclusions:

The subject site is suitable for development according to the highest and best use of the site as vacant.

Site Location Map



Site Plat Map



Subject Photos



Typical Landscape



Typical View, Looking Northerly

Subject Photos



Typical View looking Northerly to Motel and Great Balls of Fire



View looking Northeasterly to New Office Building

Subject Photos



Typical Landscape, Looking Easterly



Easterly Portion, looking Southerly

Subject Photos



Street Scene, Looking Northerly on Elks Drive



Street Scene, Looking Southerly on Elks Drive

Subject Photos



Scene, Showing Water and Sewer

IMPROVEMENT ANALYSIS

The subject property is an un-improved property. There are no structural improvements on this property, in spite of the county assessors records. The county assessor reports a 1940 model home with 1,140 square feet of living area, however, this single-family residences has been removed from the property.

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use is defined as "that reasonable and probable use that will support the highest value, as defined, as of the effective date of the appraisal." Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use resulting from the appraiser's own judgment and analytical skill; i.e., "that the use determined from analysis represents an opinion, not a factor to be found" (The dictionary of Real Estate, Second Edition, AIREA).

In determining the highest and best use of the site, the process is one of considering all possible uses to which it can be put. Of these uses, only those legally permissible uses are further narrowed to those that are economically feasible. Finally, highest and best use of the site is selected from those uses considered feasible.

Legal Restraints:

Since the subject site is situated within the limits of the City of McAlester, the subject property is restricted by the city's zoning ordinances. Since the site is vacant, it could be developed with any type of appropriate uses, if the use conforms to the city of McAlester's building codes. Zoning ordinances restrict the use to primarily Light Industrial. The primary development trend within the subject neighborhood can be characterized as commercial or light industrial. The allowed legal use is consistent with development patterns within the neighborhood.

Physical Restraints:

The subject site consists of approximately 117.51 acres. There does not appear to be any physical restraints, unless the aforementioned civil airport imaginary surfaces apply to this property.

Feasible Use:

For any project, the test of feasibility is the soundness of the required investment. The calculation of the amount and timing of the required investment, the anticipated recovery of and return on the investment, and the risks attached to the recovery and the returns is the core of feasibility analysis. An investigation of alternative uses, market characteristics, development costs, development constraints and risks, financing possibilities, selling prices, absorption rates, projected rents and other income, occupancy levels and debt service requirements have been conducted.

Maximally Productive:

Finally the highest and best use is that use that produces the greatest return over a specified term. It appears that the highest and best use under this parameter would be Single family residential development on a portion which joins Hidden Hills Addition, while a portion on the West would appear to be suited for Commercial Development.

CONCLUSION:

The subject with a use as an single family residential development and Commercial Development appears to be its "highest and best" use. No other uses were seriously considered.

SPECIAL NOTES WHILE CONSIDERING THE "HIGHEST AND BEST" USE.

The Southeasterly 70 acres joins the Hidden Valley Addition to Pittsburg County and this tract, in the opinion of the Appraiser, would be best suited for a single family addition. It will be considered as such.

The remainder of the tract or 47.5 acres would be best suited as Commercial, Industrial, or Single Family development and will be considered as such.

It should be reiterated here that Dancing Rabbit Creek traverses across a portion of the above tracts, and as such would be considered as being in a designated flood plane or zone. This would restrict Development either in Commercial, Industrial, or Residential areas.

THE APPRAISAL PROCESS

The estimation of a real property's market value involves a systematic process in which the problem is defined; the work necessary to solve the problem is planned; and the data required is acquired, classified, analyzed and interpreted into an estimate of value. The appraiser uses three basic approaches in this process, the cost approach, the direct sales comparison approach, and the income approach. When one or more of these approaches is not applicable in the appraisal process, full justification must be presented.

In the Cost Approach, the appraiser must first estimate the value of the subject site by comparing it to similar sites that have recently sold or are currently offered for sale. The reproduction cost new of the improvements, as determined by comparison to similarly constructed properties, is then estimated. Depreciation from all sources is determined and subtracted from the reproduction cost new of the improvements, to arrive at their present worth. The present worth of all improvements is added to the estimated site value with the result being the indicated value by the Cost approach.

However, the subject property does not include any structural improvements, and **therefore the Cost Approach to value is not applicable.**

The Direct Sales Comparison Approach involves the comparison of similar properties that have recently sold or similar properties that are currently offered for sale, with the subject property. The notable differences in the comparable properties are adjusted from the subject property to indicate a value range for the property being appraised. This value range, as indicated by the adjusted comparable properties is then correlated into a final indicated value for the subject property by this approach.

The Income Approach is a process in which the anticipated flow of future benefits (actual dollar income or amenities) is discounted to present worth figure through the capitalization process. The appraiser is primarily concerned with the future benefits resulting from net income. The steps in this approach included estimating potential gross income by comparison with competing properties and estimating expenses (derived from historical and/or market experience) to determine a projected net income stream. The income stream is then capitalized into an indication of value by using capitalization rates extracted from competitive properties in the market or by using other techniques when applicable. At the present, the only income, which could be derived from the subject property is for hay production. **This hay production is not utilizing the subject property at its highest and best and therefore is not considered applicable.**

In the final reconciliation, the appraisers must weigh the relative significance and applicability of each approach as it pertains to the type of property being appraised.

MARKET APPROACH

This approach to value requires the appraiser to compare similar competitive properties that have recently sold to the subject property. The subject is a rather large tract of land to be situated in the City of McAlester. Therefore, I compared the subject per acre to other sales, which is the most typically used unit of comparison when appraising larger tracts.

Site Value Estimate

In order to estimate the value of the subject site, the Direct Sales Comparison method is used. In this method, normal market sales of similar sites are compared to the subject site with respect to such factors as location, zoning, physical characteristics and date of sale. These various differences in the comparable site sales are then adjusted, if necessary, to arrive at an indicated value for the subject site.

While considering the sales, location, orientation, situs, flood differences, accessibility to utilities, and accessibility to the bypass or George Nigh Expressway which is deemed to be substantially more valuable than say, the subject with limited access to this major thoroughfare.

The site sales that are considered most similar to the subject are summarized on the following pages. The typical unit of comparison used in the subject neighborhood is the Sale Price Per Acre.

(See Next page for land marketing Grid)

Marketing Grid

ITEM	SUBJECT	Comprable No. 1				Comprable No. 2				Comprable No. 3			
Address	Elks Drive McAlester, OK	Powell-24-05N-14E McAlester, Ok				Atwoods-24-05N-14E McAlester, OK				Grantham - Hardy Springs Road McAlester, OK			
Proximity to Subject		-				-				-			
Sales Price	\$0	\$ 519,000				\$ 1,300,000				\$ 461,500			
Price/	\$0												
Data Source	Public Records	Public Records				Public Records				Public Records			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment			DESCRIPTION	+(-) Adjustment			DESCRIPTION	+(-) Adjustment		
Sales or Financing Concessions	Bank, Conventional, None	Bank, Conventional, None	E	N/A	0	Bank, Conventional, None	E	N/A	0	Bank, Conventional, None	E	N/A	0
Date of Sale / Time	N/A	8/19/10	E	N/A	0	6/27/08	E	N/A	0	3/5/12	E	N/A	0
Location	Non Highway Frontage	Highway Frontage	S	-\$	129750	Highway Frontage	S	-\$	325000	Urban/Superior	S	-\$	115375
Site / View	Average	Superior	S	-\$	129750	Superior	S	-\$	325000	Superior	S	-\$	46150
Orientation	Interior Lot	Exterior	S	-\$	129750	Exterior Frontage	S	-\$	325000	Exterior St Frontage	S	-\$	115375
Utilities	Partial	Partial	E	N/A	0	Complete	S	-\$	130000	Complete	S	-\$	46150
Accessibility	Flood Area	Non Flood Area	S	-\$	25,950	Non Flood Area	S	-\$	65,000	Flood Area	S	-\$	23,075
Net Adjustments				-\$	415,200			-\$	1,170,000			-\$	346,125
Adjusted Value				\$	103,800			\$	130,000			\$	115,375
Site Size	117 AC	8.25 AC	DIF = - 108.75 AC			12.25 AC	DIF = - 105 AC			10 AC	DIF = - 107 AC		
Net Size Adj. (Total)				+\$				+\$	1,111,633			+\$	1,234,513
Indicated Value of Subject				\$	1,361,981			\$	1,241,633			\$	1,349,888

Sale # 1 Above:

This sale adjoins the subject but, has George Nigh Expressway frontage. It has Superior Site/View and would be more favorable to a typical developer. It was an exterior lot and was thence superior to the subject. It was not in a flood area thereby making it superior to the subject. These adjustments were made based on percentages of the whole tract or tracts.

Sale # 2 Above:

This sale adjoins the subject but, has George Nigh Expressway frontage. It has Superior Site/View and would be more favorable to a typical developer. It was an exterior lot and was thence superior to the subject. It was not in a flood area thereby making it superior to the subject. These adjustments were made based on percentage of the whole tract or tracts.

Sale # 3 Above:

This sale was about 3/4 miles from the subject. It had frontage on South Hardy Springs Road. It was superior to the subject but, not as superior as sales 1, and 2 due to its close proximity to Storages, Laundry, Car wash, Convenience Market etc. thereby affecting its value.

(On the following pages are other sales in the area)

SALE #1

This property is situated in Section 29, Township 5 North, Range 15 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma. Sherrill and Associates sold 24.68 acres to Gregory S. and April R. Brown. This was a vacant land sale, which is adjacent to Peaceable Road and approximately 2 miles removed from George Nigh Expressway. This property sold for \$135,000 or \$5,470 per acre on June 17, 2005.

SALE #2

This property is situated in Section 29, Township 5 North, Range 15 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma. Sherrill and Associates sold 30 acres to Chad and Christie E. Crawley. This was a vacant land sale, which is adjacent to Peaceable Road and approximately 2 miles removed from George Nigh Expressway. This property sold for \$220,000 or \$7,333 per acre on July 11, 2005.

Sale #3

This property is situated in a portion of lots 4 and 11 of Townsite Addition #3. Paul Carris sold 15.2 acres to Komar Properties of Oklahoma, Inc. This was a vacant land sale, which is adjacent to Main Street in McAlester. This property sold for \$137,000 or \$9,013 per acre on February 3, 2005.

Sale #4

This property is situated in Lot 91 of Townsite Addition #4. The Pittsburg County Sheriff sold this property to Gary Augter, which includes 17.41 acres. This 17.41 acres has George Nigh Expressway frontage and is situated between George Nigh Expressway and The Springs Addition. According to the other sales in this area, which also have George Nigh Expressway frontage, this property sold below market value, which is typical of a Sheriffs Sale property. This property sold for \$235,000 or \$13,497 per acre on July 17, 2003.

Sale #5

This property is situated in a part of lots 68 and 92 of Townsite Addition #4. Net Group sold this property to Union Iron Works, Inc., which includes 13 acres. This property has approximately 353 feet of frontage along George Nigh Expressway. This property sold for \$390,000 or \$30,000 per acre on February 5, 1998. It appears this property sold for market value in 1998, however, the market has increased since this date.

SPECIAL NOTES: It should be mentioned here that the above sales have not been adjusted for the differences between them and the Subject.

RECONCILIATION OF LAND SALES

The subject has frontage on Elks Drive, a two-lane, Concrete Surfaced street (Newly constructed street) with a small amount of traffic flow. Sales one and two were sales in an adjoining section of land. These two sales are going to be utilized as single family residential sites, however, are more similar in regards to acreage than any of the other three sales. Sale three was a vacant land sale, however has already been developed as a light industrial property. This sale is very similar in regards to use and location, however is considerably smaller in regards to acreage. Sale four and five are sales in close proximity to the subject, however include George Nigh Expressway or Highway 69 frontage. Sales four and five are mentioned in this report and there were other sales found, which have George Nigh Expressway frontage, which are not given any weight or consideration in the final reconciliation. Sales, which have frontage along George Nigh Expressway have historically sold for a higher value than sales, which do not have the similar frontage.

Typically, larger acreages will sell for a smaller amount per acre than smaller acreages. When searching for comparable sales, I searched each and every section, which adjoins or is in close proximity to the George Nigh Expressway and although I found several sales, they were mostly much smaller acreages ranging from one to five acres. Some of the sales had Expressway frontage and others were small residential tracts. I was unable to find any sales, which were truly similar to the subject in regards to acreage, which were in close proximity to the Expressway and which had sold in the previous three years. With these sales in mind and the appraiser's knowledge of the real estate market, it is my opinion that the value of the subject property should be on the lower side of the value range. After reconciling these sales, I found that the adjusted sales in my Marketing Grid ranged from \$1,241,633.00 to \$1,361,981.00. I found that the "mean" of the three sales indicated a value of \$1,317,834.00. Considering all of the factors that create or affect values, it is my opinion that the value of the subject is say,

ONE MILLION THREE HUNDRED EIGHTEEN THOUSAND DOLLARS

\$1,318,000.00)

FINAL ANALYSIS AND RECONCILIATION

With all approaches estimated and analyzed, it was the appraiser's opinion that the different approaches should be weighted and a judgmental decision made as to the amount of weight given each approach.

The subject is a vacant piece of land, which spans 118.76 acres. The income and cost approaches to value are not applicable, therefore the only approach utilized in this report is the sales comparison or market approach. The market approach indicates a range of value from \$5,470 per acre up to \$9,013 per acre. In my opinion, the value of the subject property is:

ONE MILLION THREE HUNDRED EIGHTEEN THOUSAND DOLLARS

(\$1,318,000.00)

CERTIFICATION

The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.

2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based on whole or in part upon the race, color, or national origin if the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.

4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions, and conclusions contained in the report).

5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.

6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

7. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of The Appraisal Foundation, except that the Departure Provision of the USPAP does not

apply.

8. Their compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

10. The appraiser does not have a banking or other relationship with the lender or entity ordering this assignment.

H. D. Barnhouse

H. D. Barnhouse
Barnhouse Appraisal Service
2823 Peaceable Rd.
McAlester, OK 74501

CONTINGENT AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering that might be required to discover such factors.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Appraiser can assume no responsibility for accuracy of such items.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional

designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by some, the mortgagee or its successors and assigned, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

ENVIRONMENTAL DISCLAIMER: The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The Appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of the inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions that would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

H. D. Barnhouse

H. D. Barnhouse

REAL ESTATE EDUCATION

Central State University (basic and advanced)	1975	45 hours
Lalli School of Real Estate (advanced)	1976	45 hours
Graduate Realtors Institute (I)	1981	40 hours
Graduate Realtors Institute (II)	1982	40 hours
Graduate Realtors Institute (III)	1983	40 hours
Lincoln Graduate Center (principles/practices)	1985	30 hours
Lincoln Graduate (narrative writing)	1986	30 hours
NAIFA (principals and practices)	1987	30 hours
NAIFA (Principals and practices)	1991	30 hours
Carl Albert State College (principals)	1991	45 hours
Carl Albert State College (professional stds.)	1991	15 hours
Carl Albert State College (income properties)	1991	30 hours
Charles Barnes School of Real Estate (review)	1991	15 hours
Oklahoma College (income capitalization)	1991	15 hours
Lincoln Graduate (appraisal review)	1991	15 hours
NAIFA, Terminology and Techniques	1992	15 hours
NAIFA, Farm and Ranch Appraising	1992	30 hours
Farm and Ranch (Instructor) CASC	1993	45 hours
NAIFA Advanced Income Appraising	1993	30 hours
Basic Farm & Ranch Appraising (Ark State Univ.)	1994	15 hours
Math and Statistics (Ark State University)	1995	15 hours
Advanced Farm & Ranch (Ark State Univ.)	1995	15 hours
Professional Standards (NAIFA)	1997	15 hours
Advanced Techniques	1998	15 hours
USPAPS 98	1998	15 hours
FHA/HUD 99 Update	1999	7 hours
Income/Multi-family case study (as instructor)	1999	15 hours
Basic Income Capitalization (as instructor)	2001	15 hours
Report Writing and Review (NAIFA)	2002	30 hours
USPAPS - 2003 (NAMA)	2003	15 hours
Appraisal Principles (DeSpain)	2006	30 hours
USPAPS 2006	2006	7 hours
USPAPS 2008 (Pryor Creek)	2008	7 hours
Mineral Appraising (Pryor Creek)	2008	7 hours
1004MC	2009	5 hours
McKissock-The Dirty Dozen - 12 requirements	2010	3 hours
McKissock-Residential Report Writing	2010	7 hours

DESIGNATIONS AND LICENSES

Oklahoma Real Estate Appraisal Board, General Certified # 10400
Formerly Oklahoma Real Estate Commission Instructor for continuing
education, Basic and Advanced. (inactive)
Approved continuing education Instructor for the National
Association of Master Appraisers. (inactive)
Approved "provider" (instructor) for The Oklahoma Real Estate
Appraisal Board. (Inactive)
Approved Instructor for Carl Albert State College, in Real Estate
and Appraisal Practices. (Inactive)
Graduate Realtors Institute GRI-I, GRI-II AND GRI-III.
Designated Master Broker, Oklahoma Real Estate Commission #42271.

TYPICAL APPRAISAL EXPERIENCE

Over 150 Multi-Family Units
Over 100 Convenience Markets
Over 200 Poultry Farms
Over 100 Pork Farms
Over 25 Motels
Over 200 Farms and Ranches ranging up to two ranches of 38,000 acres
Over 3,000 Single Family Residences

Others include, Ports, Feed Stores, Feed Elevators, Hospitals,
Clinics, Quarries, Dairies, Orchards, Auto Dealerships,
Boat Dealerships, Theaters, Nurseries, Banks, Mobile Home
Parks, Mini Storages, Car Washes, Mini-Lubes, Office
Buildings, Gray Hound Farms, RV Parks, Resorts, Cattle,
and Rolling Stock.

This Appraiser deemed himself qualified to complete this assignment.

Appraiser's Certification

State of Oklahoma



Kim Holland, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

Horace D. Barnhouse

has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a Certified General Real Estate Appraiser in the State of Oklahoma.

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 21st day of December A.D. 2009.

Handwritten signature of Kim Holland

Kim Holland, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board

Members, Oklahoma Real Estate Appraiser Board



Handwritten signature of Felli Jordan

Handwritten signature of James Barker

Handwritten signature of P. Gene Winkler

Handwritten signature of Kim H. Allen

Handwritten signature of [unclear]

Handwritten signature of [unclear]

Handwritten signature of [unclear]

Expires 1/31/2013

Oklahoma Appraiser Number: 10400CGA

Appraiser's E & O

NAVIGATORS INSURANCE COMPANY

Home Office: One Penn Plaza, New York, NY 10119

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

PLEASE READ THIS POLICY CAREFULLY.

**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

POLICY NUMBER: PH12RAL126451IV RENEWAL OF: _____

1. **NAMED INSURED:** Horace D. Barnhouse
2. **ADDRESS:** 2823 Peaceable Road
McAlester, OK 74501
3. **POLICY PERIOD: FROM:** 04/07/2012 **TO:** 04/07/2013
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above.
4. **LIMITS OF LIABILITY:**
A. \$ 500,000 **Damages** Limit of Liability – Each Claim
B. \$ 500,000 **Claim Expenses** Limit of Liability – Each Claim
C. \$ 1,000,000 **Damages** Limit of Liability – Policy Aggregate
D. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate
5. **DEDUCTIBLE (Inclusive of claim expenses):** A. \$ 500 Each Claim
B. \$ 1,000 Aggregate
6. **PREMIUM:** \$ 675.00
7. **RETROACTIVE DATE:** 04/07/2009
8. **FORMS ATTACHED:** NAV RAL NIC PF (02/11) NAV RAL 300 OK (02 11)
NAV RAL 002 (02 11) NAV RAL 008 (02 11)

PROGRAM ADMINISTRATOR: Herbert H. Landy Insurance Agency Inc.
75 Second Ave Suite 410 Needham, MA 02494-2876

By Acceptance of this policy the Insured agrees that the statements in the Declarations and the Application and any attachments hereto are the Insured's agreements and representations and that this policy embodies all agreements existing between the Insured and the Company or any of its representatives relating to this insurance.

IN WITNESS WHEREOF, we have caused this policy to be signed by our President and Secretary.

Secretary

President

NAV RAL DEC OK (02 11)

Page 1 of 1

Navigators
Insuring A World In Motion®



McAlester City Council

AGENDA REPORT

Meeting Date: April 9, 2013 Item Number: 2
Department: City Council
Prepared By: John Titsworth Account Code: _____
Date Prepared: April 1, 2013 Budgeted Amount: _____
Exhibits: 2

Subject

Discussion and possible action, to require additional itemization on billing statements submitted by MPower Economic Development and contractual compliance.

Recommendation

Discussion

- 1) Invoices.
- 2) Contractual Compliance.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Head	JT	04/01/2013
City Manager	P. Stasiak 	04/01/2013

PAYMENT FOR SERVICES

- A. For services rendered by MPOWER in furtherance of the City's objectives, the City will pay MPOWER \$234,513 during the term of this contract subject to the following conditions:
- B. MPOWER will provide a monthly itemized invoice for services rendered to the City on or before the 1st day of each month for the previous month's services, beginning July 1, 2012 and continue until the end of this contract. Both parties agree that this itemization is not intended to include every detail of MPOWER's services, rather a general report of services provided.

CONTRACT SERVICES

- 1 A. Engage in business Solicitation to attract new business and industry.
- B. Technical assistance to new and existing business.
- C. Work Plan deliverables.
- D. Quarterly report to measure the deliverables.

Work Plan Deliverables

- 1. Performance measures Development and Recruitment
 - a. Synopsis of trade shows, conferences or events shall include results, number of contacts, leads and industry.
 - b. Document new business relations why choose or not, what source did they come through.
 - c. Copy of response to RFP applicable to McAlester.
 - d. All meetings attended at ODOD, OKSE and State Gov. Documentation will include
 - ODOC statistics
 - ODOC website listings
 - Conference and meeting synopsis or notes.
 - e. Grant opportunities
- 2. Performance measures Industrial & Retail Retention & Expansion
 - a. Statistical data of existing headcount
 - b. Existing business needs and perspective of McAlester economic development efforts.

- c. How many businesses called on, called in and serviced.
- d. Positive relations with civic and business organizations



MPOWER Economic Development Corporation
115 E. Choctaw Ave, Ste. 104
McAlester, OK 74501
Phone: 918.423.5735
Fax: 918.426.0207

INVOICE

INVOICE DATE: 3/1/2013

PAYMENT DUE: 3/15/2013

BILL TO

Attention: City Clerk
City of McAlester
City Hall
1st Street & Washington, / P.O. Box 578
McAlester, OK 74502

DESCRIPTION	AMOUNT
Began partnership with private businesses to create a job creation incentive package	19,542.75
Continued to work on AVA grant for Pittsburg County	
Continued surveying existing businesses for perspective of McAlester ED efforts	
Completed production of promotional ED video for the City	
Business Retention & Expansion	
New Business Recruitment for Retail and Industrial Development	
Marketing and Public Relations Development with local, state, and federal partners	
Research, Data, & Development for Economic Development Initiatives	
Data & Demographics Creation and Maintenance	
For February 2013 Services	
TOTAL DUE	\$ 19,542.75

Please make all checks payable to: MPOWER Economic Development Corporation

* Payment for services per contract between MPOWER and the City of McAlester



MPOWER Economic Development Corporation
 115 E. Choctaw Ave, Ste. 104
 McAlester, OK 74501
 Phone: 918.423.5735
 Fax: 918.426.0207

INVOICE

INVOICE DATE: 2/1/2013

PAYMENT DUE: 2/15/2013

BILL TO

Attention: City Clerk
 City of McAlester
 City Hall
 1st Street & Washington, / P.O. Box 578
 McAlester, OK 74502

DESCRIPTION	AMOUNT
* Represented McAlester at ODOC event in Dallas	19,542.75
Continued oversight of the production of the promotional video for the City	
Continued surveying existing businesses for perspective of McAlester ED efforts	
Continued oversight of the City's marketing plan production	
Business Retention & Expansion	
New Business Recruitment for Retail and Industrial Development	
Marketing and Public Relations Development with local, state, and federal partners	
Research, Data, & Development for Economic Development Initiatives	
Data & Demographics Creation and Maintenance	
For January 2013 Services	

TOTAL DUE \$ 19,542.75

Please make all checks payable to: MPOWER Economic Development Corporation

* Payment for services per contract between MPOWER and the City of McAlester



INVOICE

MPOWER Economic Development Corporation
P.O. Box 3190
McAlester, OK 74502
Phone: 918.423.5735
Fax: 918.426.0207

INVOICE DATE: 10/1/2012

PAYMENT DUE: 10/15/2012

BILL TO

Attention: City Clerk
City of McAlester
City Hall
1st Street & Washington, / P.O. Box 578
McAlester, OK 74502

DESCRIPTION	AMOUNT
* Business Retention & Expansion New Business Recruitment for Retail and Industrial Development Marketing and Public Relations Development with local, state, and federal partners Research, Data, & Development for Economic Development Initiatives Data & Demographics Creation and Maintenance	19,542.75
For September 2012 Services	

TOTAL DUE \$ 19,542.75

Please make all checks payable to: MPOWER Economic Development Corporation

* Payment for services per contract between MPOWER and the City of McAlester



INVOICE

MPOWER Economic Development Corporation
 P.O. Box 3190
 McAlester, OK 74502
 Phone: 918.423.5735
 Fax: 918.426.0207

INVOICE DATE: **9/1/2012**

PAYMENT DUE: **9/15/2012**

BILL TO

Attention: City Clerk
 City of McAlester
 City Hall
 1st Street & Washington, / P.O. Box 578
 McAlester, OK 74502

DESCRIPTION	AMOUNT
* Business Retention & Expansion	19,542.75
New Business Recruitment for Retail and Industrial Development	
Marketing and Public Relations Development with local, state, and federal partners	
Research, Data, & Development for Economic Development Initiatives	
Data & Demographics Creation and Maintenance	
For August 2012 Services	

TOTAL DUE \$ 19,542.75

Please make all checks payable to: MPOWER Economic Development Corporation

* Payment for services per contract between MPOWER and the City of McAlester



McAlester City Council

AGENDA REPORT

Meeting Date: 04/09/13 Item Number: 3
Department: Fire Department
Prepared By: Brett Brewer Account Code: _____
Date Prepared: 04/02/13 Budgeted Amount: _____
Exhibits: 2

Subject

Discussion, and possible action, on approval of certain costs related to the Fire Department. Funds to be used from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services.

Recommendation

Motion to approve the cost of communication equipment (20 hand held radios w/mic) in the amount of \$15,345.80 with funds to be used from the City of McAlester's Fire Department's portion of the county quarter cent excise tax for fire services.

Discussion

The Purchase of these radios is a continuation of our project to improve interoperability with the firefighters on the fire ground as well as mutual aid agencies.

Attachments:

- 1) Quotes
- 2) County Fund Balance for IAFF

Approved By

		<i>Initial</i>	<i>Date</i>
Department Head		BB	01/15/13
City Manager	P. Stasiak		04/01/13

Muskogee Communications, Inc.

1651 N. York
 P.O. Box 1613
 Muskogee, OK 74402
 (918)687-3819

Selec

Estimate

DATE	ESTIMATE NO.
2/4/2013	562

NAME / ADDRESS
MCALESTER FIRE ATTN: JARROD PO Box 578 MCALESTER, OK 74502

DESCRIPTION	QTY	COST	TOTAL
XPR 6550	20	<u>710.44</u>	<u>14,208.80</u>
MICROPHONES PMMN4040	20	75.00	1,500.00
HT 750	20	612.85	12,257.00
MICROPHONES PMMN4039	20	75.00	1,500.00
PR 860	20	516.38	10,327.60
MICROPHONES PMMN 4039	20	75.00	1,500.00
HT 1250	20	692.29	13,845.80
MICROPHONES PMMN4039	20	75.00	1,500.00
Sales Tax		0.00	0.00
		\$ 15,345.80	80
TOTAL			\$56,639.20



Quote Number: QU0000227056
Effective: 03 APR 2013
Effective To: 02 JUN 2013

Bill-To:
MCALESTER, CITY OF
PO BOX 578
MCALESTER, OK 74501
United States

Ultimate Destination:
MCALESTER FIRE DEPARTMENT
607 VILLAGE BLVD
MCALESTER, OK 74501
United States

Attention:
Name: Jered Weeks
Email: jered12@hotmail.com
Phone: 918-421-4950

Sales Contact:
Name: Wesley Short MR
Email: wesleys7971@sbcglobal.net
Phone: 9034658297

Contract Number: WSCA STANDARD
Freight terms: FOB Destination
Payment terms: CREDIT CARD PAY METHOD

Item	Quantity	Nomenclature	Description	List price	Your price	Extended Price
1	20	AAH25KDF9AA5AN	HT1250 136-174 1-5W 128CH LKP	\$1,016.67	\$660.84	\$13,216.80
2	20	PMMN4039A	REMOTE SPEAKER MIC, NC (PROF)	\$75.00	\$48.75	\$975.00

Total Quote in USD **\$14,191.80**

Equipment sales only.

- PO Issued to Motorola Solutions Inc. must:
- >Be a valid Purchase Order (PO)/Contract/Notice to Proceed on Company Letterhead. Note: Purchase Requisitions cannot be accepted
 - >Have a PO Number/Contract Number & Date
 - >Identify "Motorola Solutions Inc." as the Vendor
 - >Have Payment Terms or Contract Number
 - >Be issued in the Legal Entity's Name
 - >Include a Bill-To Address with a Contact Name and Phone Number
 - >Include a Ship-To Address with a Contact Name and Phone Number
 - >Include an Ultimate Address (only if different than the Ship-To)
 - >Be Greater than or Equal to the Value of the Order
 - >Be in a Non-Editable Format
 - >Identify Tax Exemption Status (where applicable)
 - >Include a Signature (as Required)

PITTSBURG COUNTY CLERK
HOPE TRAMMELL

4/4/2013
 9:04:28AM

Appropriation Ledger
 Account FD-MCAL-2: MCALESTER FIRE DEPT M&O
 Fiscal Year 2012-2013

<u>Dist.</u>	<u>Date</u>	<u>Vendor</u>	<u>PO #</u>	<u>PO Amount</u>	<u>Adjustment</u> <u>Amount</u>	<u>Amount</u> <u>Approved</u>	<u>Paid</u>	<u>Warrant</u> <u>Number</u>	<u>Unexpended</u>	<u>Unliquidated</u> <u>Encumbrances</u>	<u>Unencumbered</u>
	2/4/2013	MONTHLY APPROPRIATION			\$5284.43	JANUARY 2013			53,316.18	2,265.00	51,051.18
	2/25/2013	TEXAS AMERICA SAFETY CO	005012			\$1,905.00	3/4/2013	001218	51,411.18	360.00	51,051.18
	2/25/2013	MOTOROLA SOLUTIONS	005637			\$360.00	3/5/2013	001219	51,051.18	0.00	51,051.18
	3/4/2013	MONTHLY APPROPRIATION			\$5237.73	FEBRUARY 2013			56,288.91	0.00	56,288.91
	3/7/2013	MIDWEST PRINTING	007746	\$85.00					56,288.91	85.00	56,203.91
	3/13/2013	BEAUTIFUL ROOMS	007887	\$4,788.00					56,288.91	4,873.00	51,415.91
	4/1/2013	MONTHLY APPROPRIATION			\$5276.05	MARCH 2013			61,564.96	4,873.00	56,691.96
	4/1/2013	Range Totals:		\$4,873.00	\$0.00	\$2,265.00					

Year Total: \$9,828.50 \$0.00 \$4,955.50 \$61,564.96 \$4,873.00 \$56,691.96

* Paid column reflects the date on which the warrant was cancelled or void.

PITTSBURG COUNTY CLERK	4/4/2013
HOPE TRAMMELL	9:04:28AM

Appropriation Ledger

Account FD-MCAL-3: MCALESTER FIRE DEPT CAP OUTLAY
Fiscal Year 2012-2013

<u>Dist.</u>	<u>Date</u>	<u>Vendor</u>	<u>PO #</u>	<u>PO Amount</u>	<u>Adjustment</u> <u>Amount</u>	<u>Amount</u> <u>Approved</u>	<u>Paid</u>	<u>Warrant</u> <u>Number</u>	<u>Unexpended</u>	<u>Unliquidated</u> <u>Encumbrances</u>	<u>Unencumbered</u>
	2/25/2013	GALL S INC	005636		\$-475.02				44,733.99	38,870.78	5,863.21
	2/25/2013	GALL S INC	005636			\$1,324.98	3/5/2013	001220	43,409.01	37,545.80	5,863.21
	2/25/2013	CHIEF FIRE & SAFETY	006484			\$30,320.00	3/4/2013	001221	13,089.01	7,225.80	5,863.21
	3/11/2013	BULLEX	006486			\$4,123.00	3/22/2013	001316	8,966.01	3,102.80	5,863.21
	3/11/2013	Range Totals:		\$0.00	\$-475.02	\$35,767.98					

Year Total: \$39,345.80 \$-475.02 \$35,767.98 \$8,966.01 \$3,102.80 \$5,863.21

* Paid column reflects the date on which the warrant was cancelled or void.



McAlester City Council

AGENDA REPORT

Meeting Date:	<u>April 9, 2013</u>	Item Number:	<u>4</u>
Department:	<u>Utilities</u>	Account Code:	<u>33-5871513</u>
Prepared By:	<u>David Medley, P.E.</u>		<u>\$120,350 (Construction Cost)</u> <u>\$20,990.00 (Budget Amendment Pending)</u>
Date Prepared:	<u>April 1, 2013</u>	Budgeted Amount:	<u>\$73,874 Small Cities Grant</u> <u>Engineer's recommendation for payment</u> <u>Change Order Contractor's worksheet</u>
		Exhibits:	<u>worksheet</u>

Subject

Consider and act upon Change Order No. 1 for the 2010 CDBG Water Improvements with C.S. Day & Associates of Tahlequah, Oklahoma.

Recommendation

Motion to approve Change Order No. 1 to the 2010 CDBG Water Improvements to deduct \$1,000 from the original contract price of \$141,340.00 resulting in a contract price of \$140,340.00. This is the final change order for this project which reconciles the final constructed items to those originally bid. No additional time is requested in this change order.

Discussion

This project is funded by the Department of Commerce in the amount of \$73,874.00 through the Community Development Block Grant Program. The project constructed approximately 1,905 feet of 6" diameter water main along the Spruce Street and Springer Avenue area and replaced old, dilapidated and undersized water lines serving the customers in the area.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Head	DRM	4/1/13
City Manager	P. Stasiak	4/5/13



MEHLBURGER BRAWLEY

April 1, 2013

David Medley, P.E., Utilities Director
City of McAlester / McAlester Public Works Authority
P. O. Box 578
McAlester, OK 74501

Re: 2010 CDBG Water & Sewer Improvements
Contractor's Pay Estimate No. Two (2)

Dear Mr. Medley:

Enclosed you will find four (4) copies of the Contractor's Pay Request No. Two (2) for the referenced project. The project is substantially complete and awaiting final cleanup to complete the project.

We recommend payment of this Pay Estimate No. Two in the amount of \$89,376.00. By copy of this letter we are notifying Millie Vance, CDBG Grant Administrator, of our recommendation.

Please place this item on the agenda for approval at your next meeting and upon approval please sign all copies. Send one copy to Millie Vance, Grant Administrator, one copy to our office, one copy to the Contractor with payment and retain the final copy for your records.

If you have any questions please do not hesitate to contact our office at (918) 420-5500.

Sincerely,

Mehlburger Brawley

Robert Vaughan, P.E.
Project Manager

Enclosures

Project No. MC-11-03

cc w/enclosure:
Millie Vance, Grant Administrator

**CHANGE ORDER
No. One (1)**

Date of Issuance: 4/9/2013

Effective Date: 4/9/2013

Project: 2010 CDBG Water Improvements	Owner: City of McAlester / McAlester Public Works Authority	Owners Contract No.: MC-11-03
Contract: 2010 CDBG Water Improvements		Date of Contract: November 27, 2013
Contractor: C.S. Day and Associates		

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

See attached spreadsheet of additions and deductions to the contract quantities.

Attachments: (documents supporting change):

1. Itemized Quantity Breakdown

Change in Contract Price:	Change in Contract Times:
Original Contract Price: \$ <u>141,340.00</u>	Original Contract Time: Calendar Days Substantial Completion: <u>120 days April 6, 2013</u>
Increase from previously approved Change Orders No. ___ to No. ___. \$ <u>-</u>	Increase from previously approved Change Orders No. ___ to No. ___. Substantial Completion: <u>0 days</u>
Contract Price prior to this Change Order: \$ <u>141,340.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>120 days April 6, 2013</u>
Decrease of this Change Order: \$ <u>(1,000.00)</u>	Increase of this Change Order: Substantial Completion: <u>0 days</u>
Contract Price incorporating this Change Order: \$ <u>140,340.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>120 days April 6, 2013</u>

Recommended:

Accepted:

Accepted:

by: _____
Mehlburn

by: _____
Owner (Authorized Signature) / Title

by: _____
Contractor (Authorized Signature) / Title

Date: _____

Date: _____

Date: 4-1-13



**City of McAlester
2010 CDBG Water Improvements**

Item	Description	Qty	Unit	Unit Price	Total Price	Change Order # 1 Net Qty	Change Order # 1 Price	Updated Total Qty and Price	
1	6-inch PVC C-900 Water Main	1,905	LF	\$38.00	\$72,390.00	100	\$3,800.00	2,005	\$76,190.00
2	16" X 6" Tapping Tee	0	EA	\$4,150.00	\$0.00	1	\$4,150.00	1	\$4,150.00
3	12" X 6" Tapping Tee	1	EA	\$3,500.00	\$3,500.00	0	\$0.00	1	\$3,500.00
4	8" X 6" Tapping Tee	0	EA	\$3,350.00	\$0.00	1	\$3,350.00	1	\$3,350.00
5	6" X 6" Tapping Tee	2	EA	\$3,200.00	\$6,400.00	0	\$0.00	2	\$6,400.00
6	6" Gate Valve with Cast Iron Box	5	EA	\$1,500.00	\$7,500.00	0	\$0.00	5	\$7,500.00
7	New Fire Hydrant Assembly	3	EA	\$3,500.00	\$10,500.00	1	\$3,500.00	4	\$14,000.00
8	Remove and Replace Existing Fire Hydrant	0	EA	\$3,500.00	\$0.00	0	\$0.00	0	\$0.00
9	Air Vacuum Release Valves	1	EA	\$6,000.00	\$6,000.00	(1)	(\$6,000.00)	0	\$0.00
10	Water Service Reconnection (Short)A	11	EA	\$1,000.00	\$11,000.00	(7)	(\$7,000.00)	4	\$4,000.00
10	Water Service Reconnection (Short)B	0	EA	\$900.00	\$0.00	5	\$4,500.00	5	\$4,500.00
11	Water Service Reconnection (Long)A	2	EA	\$1,700.00	\$3,400.00	0	\$0.00	2	\$3,400.00
11	Water Service Reconnection (Long)B	6	EA	\$1,500.00	\$9,000.00	(6)	(\$9,000.00)	0	\$0.00
11	Water Service Reconnection (Long)C	0	EA	\$1,600.00	\$0.00	5	\$8,000.00	5	\$8,000.00
12	8-Inch PVC SDR 26 Sewer Main	0	LF	\$60.00	\$0.00	0	\$0.00	0	\$0.00
13	4-foot Diameter Manhole	0	EA	\$4,500.00	\$0.00	0	\$0.00	0	\$0.00
14	Sewer Service Connection	0	EA	\$1,000.00	\$0.00	0	\$0.00	0	\$0.00
15	4-inch PVC Sch 40 DWV Service Line	0	LF	\$20.00	\$0.00	0	\$0.00	0	\$0.00
16	Asphalt Surface Repair	120	LF	\$90.00	\$10,800.00	(70)	(\$6,300.00)	50	\$4,500.00
17	Concrete Surface Repair	10	LF	\$85.00	\$850.00	0	\$0.00	10	\$850.00
		0		\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Amount					\$141,340.00		(\$1,000.00)		\$140,340.00

Council Chambers
Municipal Building
March 26, 2013

The McAlester Airport Authority met in a Regular session on Tuesday, March 26, 2013, at 6:00 P.M. after proper notice and agenda was posted March 22, 2013.

Present: Weldon Smith, John Titsworth, Travis Read, Robert Karr, Buddy Garvin,
Sam Mason, & Steve Harrison
Absent: None
Presiding: Steve Harrison, Chairman

A motion was made by Mr. Smith and seconded by Mr. Titsworth to approve the following:

- Approval of the Minutes from the March 12, 2013 Regular Meeting of the McAlester Airport Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item C, regarding claims ending March 19, 2013. *(Toni Ervin, Chief Financial Officer)* In the amount of \$1,026.35.
- Confirm action taken on City Council Agenda Item 1, authorizing the Mayor to sign an Ordinance granting to Centerpoint Energy Resources Corp., D/B/A Centerpoint Energy Oklahoma Gas, for a period of twenty-five years a non-exclusive franchise and providing for the submission of this ordinance to an election of the qualified voters of the City and providing for acceptance of Franchise by Grantee and declaring an emergency. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 2, an Ordinance amending Ordinance No. 2425 which established the budget for fiscal year 2012-2013; repealing all conflicting ordinances; providing for a severability clause; and declaring an emergency. *(Toni Ervin, Chief Financial Officer)*
- Confirm action taken on City Council Agenda Item 3, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 1, Application for use of Sick Leave Bank, Item "A" of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 4, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 3.01, Vacation

Leave and Section 3.02, Sick Leave of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Peter J. Stasiak, City Manager)*

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

AYE: Trustees Karr, Garvin, Mason, Smith, Titsworth, Read, & Chairman Harrison

NAY: None

Chairman Harrison declared the motion carried.

There being no further business to come before the Authority, Mr. Smith moved for the meeting to be adjourned, seconded by Mr. Titsworth.

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

AYE: Trustees Karr, Garvin, Mason, Smith, Titsworth, Read, & Chairman Harrison

NAY: None

Chairman Harrison declared the motion carried.

ATTEST:

Steve Harrison, Chairman

Cora Middleton, Secretary

Council Chambers
Municipal Building
March 26, 2013

The McAlester Public Works Authority met in a Regular session on Tuesday, March 26, 2013, at 6:00 P.M. after proper notice and agenda was posted March 22, 2013.

Present: Weldon Smith, John Titsworth, Travis Read, Robert Karr, Buddy Garvin, Sam Mason, & Steve Harrison

Absent: None

Presiding: Steve Harrison, Chairman

A motion was made by Mr. Garvin and seconded by Mr. Mason to approve the following:

- Approval of the Minutes from the March 12, 2013 Regular Meeting of the McAlester Public Works Authority. *(Cora Middleton, City Clerk)*
- Confirm action taken on City Council Agenda Item C, regarding claims ending March 19, 2013. *(Toni Ervin, Chief Financial Officer)* In the amount of \$222,160.37.
- Confirm action taken on City Council Agenda Item F, an Agreement for Engineering Services with IMS Infrastructure Management Services to continue the development of a Pavement Management Program for the lump sum fee of \$22,521. *(John C. Modzelewski, P.E., City Engineer and Public Works Director)*
- Confirm action taken on City Council Agenda Item 1, authorizing the Mayor to sign an Ordinance granting to Centerpoint Energy Resources Corp., D/B/A Centerpoint Energy Oklahoma Gas, for a period of twenty-five years a non-exclusive franchise and providing for the submission of this ordinance to an election of the qualified voters of the City and providing for acceptance of Franchise by Grantee and declaring an emergency. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 2, an Ordinance amending Ordinance No. 2425 which established the budget for fiscal year 2012-2013; repealing all conflicting ordinances; providing for a severability clause; and declaring an emergency. *(Toni Ervin, Chief Financial Officer)*
- Confirm action taken on City Council Agenda Item 3, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 1, Application for use of Sick Leave Bank, Item "A" of the non-uniform Personnel Policies for the City of McAlester, dated January 2000 and Declaring an Emergency. *(Peter J. Stasiak, City Manager)*
- Confirm action taken on City Council Agenda Item 4, amending Section 2.67 of the McAlester Code of Ordinances; Personnel Policies Section 3.01, Vacation Leave and Section 3.02, Sick Leave of the non-uniform Personnel Policies for the City of

McAlester, dated January 2000 and Declaring an Emergency. *(Peter J. Stasiak, City Manager)*

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

AYE: Trustees Smith, Titsworth, Read, Karr, Garvin, Mason, & Chairman Harrison

NAY: None

Chairman Harrison declared the motion carried.

There being no further business to come before the Authority, Mr. Garvin moved for the meeting to be adjourned, seconded by Mr. Mason. There was no discussion and the vote was taken as follows:

AYE: Trustees Smith, Titsworth, Read, Karr, Garvin, Mason, & Chairman Harrison

NAY: None

Chairman Harrison declared the motion carried.

ATTEST:

Steve Harrison, Chairman

Cora Middleton, Secretary