

MINUTES MEETING OKEMAH CITY COUNCIL

WHEN: MONDAY, AUGUST 26, 2024 @ 6:00 P.M.

PLACE: OKEMAH CITY HALL, 502 WEST BROADWAY, OKEMAH, OK

PRESENT: Ron Gott, Ronnie Lucas, Wayne Bacon, Mike Ishmael

ABSENT: Brandon Anderson

ALSO PRESENT: Kristy Lesley, City Manager; Relena Haddox, City Clerk/Treasurer; Jack Cadenhead, City Attorney; Nate Ellis, Public Finance Law Group Attorney

FLAG SALUTE AND ROLL CALL

Mayor Ron Gott initiated the meeting with the Pledge of Allegiance and confirmed the presence of a quorum.

MEETING CALLED TO ORDER AND DECLARATION OF QUORUM.

City Clerk Relena Haddox completed attendance roll call.

Mayor Ron Gott called the meeting to order, confirming a quorum was present.

APPROVAL OF MINUTES.

Motion: Approve minutes.

- **Proposed by:** Wayne Bacon
- **Seconded by:** Ronnie Lucas
- **Discussion:** None
- **Vote:** Unanimous approval

APPROVAL OF PURCHASE ORDERS.

Motion: Approve purchase orders

- **Proposed by:** Wayne Bacon
- **Seconded by:** Ron Gott
- **Discussion:** None
- **Vote:** Unanimous approval

CONDUCT A PUBLIC HEARING REGARDING THE PROPOSED CREATION OF A TAX INCREMENT DISTRICTS AND ADOPTION OF THE OKEMAH ECONOMIC DEVELOPMENT PROJECT PLAN.

Nate Ellis: Opened the public hearing. Explained that this was an opportunity for public comment on the proposed Tax Increment District (TID) and the Okemah Economic Development Project Plan. He noted that a detailed presentation was given at the previous meeting.

- **Carol Martin:** Informed the council that an initiative related to the TID was filed with the city clerk that morning. Acknowledged that it wouldn't be on the agenda due to the 48-hour posting requirement.
- **Susan Doty:** Expressed strong opposition to the TID, stating that the council had already made up their minds and that the decision would negatively impact many lives. She argued that all

affected residents should have a vote on the matter. She criticized the council, alleging that their actions were not in the best interest of Okemah residents.

- **Larry Moses:** Expressed appreciation for the council's work, acknowledging the challenges of the job. The speaker commended the council for their efforts and encouraged them to continue seeking wisdom in their decision-making.
- **Ron Gott:** Asked for any further comments and, hearing none, closed the public hearing.

CONSIDER AND TAKE ACTION WITH RESPECT TO AN ORDINANCE OF THE CITY OF OKEMAH, OKLAHOMA (THE "CITY") APPROVING UTILIZATION OF APPORTIONED TAX REVENUES AUTHORIZED BY STATEWIDE VOTE ADOPTING ARTICLE 10, SECTION 6C OF THE OKLAHOMA CONSTITUTION AND IMPLEMENTED BY THE LOCAL DEVELOPMENT ACT, 62 O.S. §850, ET SEQ.; APPROVING AND ADOPTING THE OKEMAH ECONOMIC DEVELOPMENT PROJECT PLAN AND EXPRESSING INTENT TO CARRY OUT THE PROJECT PLAN; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE PLANNING COMMISSION; CREATING AND ESTABLISHING INCREMENT DISTRICT NO. 1, CITY OF OKEMAH; DESIGNATING AND ADOPTING THE INCREMENT DISTRICT BOUNDARIES AND THE PROJECT AREA BOUNDARIES; ADOPTING CERTAIN FINDINGS; RESERVING TO THE CITY THE AUTHORITY TO MAKE MINOR AMENDMENTS TO THE PROJECT PLAN; AUTHORIZING THE CITY COUNCIL OF THE CITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; ESTABLISHING A TAX APPORTIONMENT FUND; AUTHORIZING DIRECTIONS FOR PROSPECTIVE APPORTIONMENT OF TAX INCREMENTS; ESTABLISHING AN ALLOCATION OF USE FOR TAX INCREMENTS; DECLARING APPORTIONMENT FUNDS TO BE FUNDS OF THE CITY AND LIMITING THE PLEDGE OF APPORTIONED INCREMENTS TO INCREMENTS ACTUALLY APPORTIONED BY THE CITY; AUTHORIZING THE CITY COUNCIL OF THE CITY, OR A PUBLIC TRUST DESIGNATED THEREBY, TO IMPLEMENT THE PROJECT PLAN UTILIZING APPORTIONED TAX INCREMENTS TO PAY OR REIMBURSE PROJECT COSTS DIRECTLY AND/OR TO ISSUE BONDS OR NOTES, IF FEASIBLE AND DESIRABLE, TO PAY PROJECT COSTS AND TO RETIRE SAID BONDS OR NOTES FROM APPORTIONED TAX INCREMENTS; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

Motion: Approve ordinance 2024-5

- **Proposed by:** Ron Gott
- **Seconded by:** Mike Ishmael
- **Discussion:** None
- **Vote:** Unanimous approval

[SEPARATE VOTE FOR EMERGENCY CLAUSE]

Motion: Approve emergency

- **Proposed by:** Ron Gott
- **Seconded by:** Wayne Bacon
- **Discussion:** **Mike Ishmael:** Requested clarification on the meaning of "declaring a emergency."
- **Vote:** Unanimous approval

CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION CREATING, NAMING, AND ESTABLISHING THE COMMENCEMENT DATE FOR INCREMENT DISTRICT NO. 1, CITY OF OKEMAH RATIFYING AND CONFIRMING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OKEMAH, OKLAHOMA, PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

Motion: Approve resolution 2024-13.

- **Proposed by:** Wayne Bacon
- **Seconded by:** Ronnie Lucas
- **Discussion:** None
- **Vote:** Unanimous approval

CONSIDER AND TAKE NECESSARY ACTION TO APPROVE RUDY CONSTRUCTIONS, CO. INVOICE NO.1, IN THE AMOUNT OF \$121,292.50 FOR THE OKEMAH STREET OVERLAY PROJECT.

Motion: Approve invoice.

- **Proposed by:** Ron Gott
- **Seconded by:** Ronnie Lucas
- **Discussion:** None
- **Vote:** Unanimous approval

DISCUSSION AND TAKE POSSIBLE ACTION TO APPROVE REAP 2023-2024 REIMBURSEMENT REQUEST NO.1 IN THE AMOUNT OF \$100,000.00.

Motion: Approve reimbursement.

- **Proposed by:** Ron Gott
- **Seconded by:** Mike Ishmael
- **Discussion:** None
- **Vote:** Unanimous approval

DISCUSSION OF THE STATUS AND PROGRESS OF THE FOLLOWING PROJECTS:

- **Kristy Lesley:**
 - **Street Overlay:** Reported that the project is complete for the year. Highlighted the smooth transition between old and new pavement.
 - **Signage:** Still working on the design for the new light sign at Cotton Corners. Plans to get cost estimates once the design is finalized.
 - **Airport:** Bids for the airport hangars are under review to ensure bidders meet all requirements. Noted that the airport is looking good overall.
 - **Airport Landscaping:** Commended Platinum Cross for their excellent work on the airport landscaping.
 - **DEQ Building:** Received the final report from the Department of Environmental Quality (DEQ) regarding the building. Awaiting information on potential funding from DEQ for asbestos abatement. Discussed the possibility of demolishing the building and selling the brick after asbestos removal.
 - **Library:** Announced that the Friends of the Library and the Landers Foundation funded a new ceiling in the library. Repairs were also made to the walls. Noted the need to rewire the library due to the age of the existing wiring. Currently

taking bids for the rewiring project and seeking grants and fundraising opportunities.

- **Roof Repairs:** Reported that most roof repairs from the previous hailstorm are complete. The final repairs are being finished on the city barn.

CITY MANAGERS COMMENT.

None

COMMENTS AND INQUIRIES FROM BOARD MEMBERS.

None

ADJOURNMENT.

Meeting was adjourned at 6:13pm by Mayor Ron Gott.

Relena Haddox, City Clerk

Ron Gott, Mayor