

**MINUTES  
YALE CITY COMMISSION  
REGULAR MEETING  
209 N. MAIN STREET, YALE, OKLAHOMA  
FEBRUARY 13, 2018  
6:30 P.M.**

*The Yale City Commission will discuss and may take action at this meeting, including a vote or a series of votes, on each item listed on the Agenda unless the agenda item specifically states that no action will be taken.*

**OPENING PRAYER**

1. **CALL TO ORDER** -The regular meeting of the Yale City Commission was called to order at 6:48 p.m. on Tuesday February 13, 2018 by Mayor Richard Adsit.
2. **ROLL CALL** – Those present were Mike McCullough, Mike Strader, Richard Adsit, Clara Welch and Terry Baker.
3. **CONSENT AGENDA** – Terry Baker made the motion to approve the consent agenda as presented, Mike Strader seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.
  - a. **Approval of Minutes**
    - i. **Regular Meeting – January 9, 2018**
  - b. **Approval of Claims**
  - c. **Blanket Claims**
  - d. **Financial Statements**
  - e. **Appointment of Linda Foutch to the Yale Library Board**
4. **ITEMS REMOVED FROM THE CONSENT AGENDA** – None
5. **PUBLIC HEARINGS**
  - a. **Public Hearing to hear evidence and testimony to determine the property located at approximately 36.110277, -96.709951 South of 403 S. 9<sup>th</sup> Street, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore presented with pictures stating the house is completely open however he has not been able to contact anyone on the property. There were no other comments concerning the property.
  - b. **Public Hearing to hear evidence and testimony to determine the property located at approximately 113 N. Main Street and described as ORIG TOWN YALE BLK 12 LOT 7, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore stated the windows are now boarded up, one window had fallen out onto the sidewalk. The main concern is the structural stability of the building; this is the same area where construction is being done on South Main by the church. Lee Lozier spoke stating they had tried to contact the City concerning the abatement with no response and they had retained council on this matter requesting it to be held over to next month. Wade Lozier spoke protesting the abatement stating the family had retained council however they couldn't tell him anything because they weren't informed of the problems. Maurice Lozier spoke also stating they had tried to contact the City with no response received. Also that they had no knowledge of why the building was being abated and felt they were not receiving service or fair treatment.
  - c. **Public Hearing to hear evidence and testimony to determine the property located at approximately 523 W. Chicago Avenue and described as MISC TR 19-19N-06E D-756 (1.36acm/l) BEG 75' W NE/C NW/4; S-168' W-352' N-168', E-352' POB LESS HWY, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore spoke to the owner of stated property and they do want the house gone but would like to keep the shop. Maurice Lozier stating this property was abated 20-25 years ago and the City Manager had spoke for it at the time. Mike Craig spoke stating in 2012 the property owners were given notice and they've had plenty of time to comply.

6. **PUBLIC APPEARANCES** – Maurice Lozier requested that the commission consider changing the ordinances on the abatement process so that victims have rights and know what they're fighting against. I've been looking at the ordinances and there's nothing there for the resident. Mr. Adsit advised to call and make an appointment with the City Manager, Mr. Lozier stated he talked to the City Clerk and there's no way to make appointments, that they don't know how. Lee Lozier spoke stating he didn't find a place on the agenda where they could discuss 740 E. Chicago, he felt it wasn't abated legally, they have a buyer and want the opportunity to do the right thing.

7. **RESOLUTIONS**

- a. **Consideration, discussion and action on Resolution No. 01-2018 "A RESOLUTION REPEALING AND RESCINDING RESOLUTION 02-2017"**. – Terry Baker made the motion to approve Resolution No. 01-2018, Mike Strader seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.

8. **GENERAL ORDERS**

- a. **Consideration, discussion and action on fiscal year 2017-18 budget amendments.** – Clara Welch made the motion to approve the 2017-18 budget amendments, Mike Strader seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.
- b. **Consideration, discussion and action to declare property addressed as South of 403 S. 9<sup>th</sup> Street as dilapidated and a detriment to the health, benefit or welfare of the public.** – Richard Adsit made the motion to declare the property addressed as South of 403 S. 9<sup>th</sup> Street as dilapidated and a detriment to the health, benefit or welfare of the public. Terry Baker seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.
- c. **Consideration, discussion and action to declare property addressed as 113 N. Main Street as dilapidated and a detriment to the health, benefit or welfare of the public.** – The Lozier family spoke stating this was an occupied private property with no city utilities. They stated they had solar panels, so city utilities were not needed. Mr. McMillian explained options the board could take toward the property. Mike McCullough made the motion to table this item to the next regular meeting and directing the abatement officer to gain access to the property from the property owners, being accompanied by the property owners and bringing back to the board a list of what would need to be done to the property to make it structurally sound to comply with City Code as well as State Statutes. Mike Strader seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.
- d. **Consideration, discussion and action to declare property addressed at 523 W. Chicago as dilapidated and a detriment to the health, benefit or welfare of the public.** – Mike McCullough made the motion to declare the property addressed at 523 W. Chicago as dilapidated and a detriment to the health, benefit or welfare of the public. Richard Adsit seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.
- e. **Consideration, discussion and action regarding 740 E. Chicago having been declared a dilapidated structure and a detriment to the health, benefit or welfare of the public.** – Mr. McMillian advised the Board that the property had been the subject of a nuisance abatement and dilapidated property hearing on the 12<sup>th</sup> day of September 2017 and that at that time the Board had at the conclusion of that hearing voted to declare the property and building as dilapidated and a nuisance to the public health. Mr. McMillian further advised that based upon representations of the property owners at that hearing that the property was being sold and the Board granted an extension until January 12, 2018 for the property owners to abate the nuisance and remove the dilapidated building. He stated that the property had not been sold and recommended that the Board set a date to hold a second Public Hearing to determine if the property is dilapidated and a nuisance. Mike McCullough made the motion to set this item on the next regular meeting for another public hearing and to post a notice on the property showing the notice of hearing. Mike Strader seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None. Mayor Adsit noted that the property owner Robert Lozier was personally present in the audience and provided verbal and actual notice to the individual of the date of the Public Hearing.

## 9. MISCELLANEOUS

- a. **Consideration, discussion and action on the 2016-2017 fiscal year end financial statements and audit as prepared by CBEW Professional Group.** – Katie McAdams with CBEW Professional Group presented the 2016-2017 audit. Mike McCullough made the motion to accept the 2016-2017 fiscal year end financial statements and audit as prepared by CBEW Professional Group. Clara Welch seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.
- b. **Consideration and discussion on the City of Yale Municipal Pool located in Jim Thorpe Park.** Mr. Kelly stated that Payne County Connections had expressed interests in helping with the handicap lift chair needed for the pool. Turnkey installation of the chair would be around \$5,000, they are looking to raise funds for the ADA lift and also for other costs associated with the pool. Mr. Adsit had looked at the pool and there are 5 large cracks that need to be addressed. Payne County Connections wanted some kind of commitment from the City for their investment to keep the pool open as well. Mr. Kelly has gotten repair estimates for the cracks ranging from \$6,000 to \$12,550 depending upon the scope of the work. Mike McCullough made the motion to table this item to the next meeting, Clara Welch seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.
- c. **Consideration, discussion and action regarding the 4<sup>th</sup> Annual Chet Baker Music Festival in Yale on October 13, 2018.** – Nancy Griffin spoke for the Music Festival to be on South Main stating we needed to get it on the calendar so we could start booking food vendors, talent and start fundraising efforts. Bruce Guthrie spoke stating that November 11, 2018 will be the 100<sup>th</sup> anniversary of the Armistice of World War I and he believes there are grant funds available that could spruce up the memorial in Yale. Clara Welch made the motion to set October 13, 2018 for the 4<sup>th</sup> Annual Chet Baker Music Festival. Mike Strader seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.

## 10. REPORTS FROM OFFICERS

- a. **Report from Police Chief:** The department wrote 93 citations and worked 30 cases in the month of January including breaking and entering, burglary, arson, drugs and narcotics to domestic issues. We've adopted 60+ dogs out, we've been working with the State of Wisconsin and have received two new kennels that are 10 x 10 dog runs. They've given us dog food, houses, blankets and other items. They don't have a lot of dogs there so we've adopted several out through their program; they're also working on getting us a grant to do improvements to our shelter.
- b. **Report from Fire Dept:** Floyd Matheny, Training Officer reported there were 14 runs for January. 1 building call, 6 medical assists, 2 gas leak calls, 1 motor vehicle accident, 1 unauthorized burn, 1 illegal attempted burn, 1 dispatched and cancelled in route and 1 smoke investigation. Last month Wes Savory retired from the department after 20 years; Annual Emergency Evoc training, annual road test and annual pump test on both engines have been completed. This month we've had Traffic Incident Management and Hazmat training. Next month we have Firefighter 1 training and we have Hazmat awareness.
- c. **Report from Library Director:** The library was asked to loan 3 of our oilfield pictures to the Sheerar Center in Stillwater. If we have space in the library, they will send the full display to us to have as well. We've gotten our bench in that was purchased by the Friends of the Library. We've ordered some new furniture and are changing some spaces in the library. Will be speaking at the elementary school next Wednesday about the library and the services we have.
- d. **Report from City Manager:** Thanks to all the staff on the audit, it came out really well. We've saved quite a bit of money, we've spent some too, but it was needed. The tank cleaning isn't going as planned, they've had some trouble with ice and the tanks not being full. They didn't give us direction on having the tanks full, so they are supposed to reschedule in the spring.
- e. **Report from City Attorney:** No report

## 11. COMMISSIONER COMMENTS

- a. **Report from Commissioner McCullough:** Want to reiterate what the city manager said about the audit, they can be stressful, it's commendable how good the report turned out. Want to thank staff including the city manager for their work.
- b. **Report from Commissioner Strader:** Feel a lot of good things are happening in Yale, Fellowship Baptist is putting a new church in downtown and are cleaning up the old buildings. The Chet Baker events happening, we just have to keep cleaning things up.

- c. **Report from Mayor Adsit:** Want to reiterate what Mike Craig said as far as cleaning up, we need to continue on abatements, it's slow getting things done over the past years with some of our previous management. They're not going as fast as I'd like but we're still moving forward and we're getting things done. On the memorial would like to see the whiteways put back up.
- d. **Report from Vice Mayor Welch:** Also would like to comment on the whiteways from the pictures on Facebook from Jimmy & Elizabeth, showing all of the lights, the four-way. It would be nice if we could restore those and it would be good for the City and great in conjunction with the Memorial. On the abatement process, I've been associated with the City since 1986 and abatements have always been an issue. There are more abatements than we have staff and you just have to be diligent and fair in how they're addressed. The downtown area is a great place to start and when someone makes a formal complaint you have to address it.
- e. **Report from Commissioner Baker:** No report

12. **ADJOURNMENT** – Mike McCullough made the motion to adjourn, Clara Welch seconded the motion which passed as follows: Yea: McCullough, Strader, Adsit, Welch, Baker Nay: None.

The regular meeting of the Yale City Commission was adjourned at 8:29 p.m. on Tuesday February 13, 2018.

Signed: \_\_\_\_\_  
Deanna Couch, City Clerk

Signed: \_\_\_\_\_  
Richard Adsit, Mayor

**NOTICE OF THIS MEETING WAS POSTED THE 9<sup>TH</sup> DAY OF FEBRUARY 2018 AT 4:30 P.M. AT YALE CITY HALL.**