

The **Special Public Hearing Vinita City Council Meeting** was held on Tuesday, September 26, 2023 at 3:00 p.m. in the City Council Meeting Room, 104 East Illinois, Vinita, Oklahoma. Public notice of the meeting was given by posting the agenda at City Hall on September 22, 2023 at 3:00 p.m.

Legal Counsel: Ryan Olsen

Mayor Josh Lee called the meeting to order at 3:00 p.m.

MEETING MINUTES

1. The Pledge of Allegiance and the Salute to Oklahoma Flag was led by Councilor Skip Briley
2. Roll Call. Members attending: Kevin Wofford, Roger Tyler, John Swift, Stephanie Hoskin, Dale Haire, Danny Lankford, Skip Briley, Terry Young. Absent: None.
3. Welcoming remarks by Mayor Josh Lee.

Mayor Lee made reference to the last annexation meeting that was rejected in August. He noted that the council heard their concerns and listened. Wanted to welcome everyone back for this meeting.

4. Purpose of public hearing held pursuant to 11 O.S. § 21-103 on proposed annexation as per Notification dated August 30, 2023, protocol to be followed, and range of potential action to be taken at the conclusion thereof by Ryan H. Olsen, Logan & Lowry, LLP.

This follows the statute noted above for the opportunity for this annexation proposal to be heard. This will incorporate certain properties into the city limits. This is not a means to take property. Agriculture land can continue. Note the County is responsible for property tax not the City. Everyone will get a chance to speak and please be respectful. At the end of the meeting the Council can ask for approval, disapproval or alterations to draft of ordinance.

5. Discussion about proposed development projects, reasons Vinita was chosen as the location for development, and projected economic impact on area by Mansion Entertainment Group.

Gene McComb gave an overview of the project on land owned by MEG and how this is a world class park. He noted the importance of the property to be annexed into the City of Vinita to help support with utilities, fire, police, zoning and all the benefits that the City has to offer. This park is expecting 20k-40k visitors a day. Farming and Ranching is supported by this project. Farm to Table is very important to us. There will be 4,00 jobs from this development and allow opportunities for members of our families to stay in this area for employment. This will benefit the whole Vinita, County and State with this development.

6. Discussion of proposed annexation, municipal purposes, and explanation of proposed service plan by Mayor Josh Lee.

Water: The growth in the area will likely be massive. Once fully operational, Mansion alone will need between 3 and 4 million gallons of water daily. The design of the water to expand our current water lines out to proposed park area and annexation this is also available on the city website.

Sewer: As mentioned above, development in the area is expected to be vast. We expect to handle approximately 1 million gallons of wastewater per day. As with water, we must expand our infrastructure to meet this demand.

Trash Service: The city will also provide trash service to the area proposed to be annexed. The City just purchased another trash truck that will be arriving today.

Police Service: We are about to see a dramatic increase in vehicle and pedestrian traffic. US 60/66 is a busy road, and the increase in vehicles and pedestrians will create a dangerous situation quickly if we do not have police service available to provide some control and protection. The intersection is historically dangerous.

Fire Protection & EMS Services: The Vinita Fire Department proudly boasts a Class 2 ISO rating. This is the second-highest rating a fire department can achieve. Providing fire protection in the area also increases the safety of the public. Additionally, Mansion has plans to build the City of Vinita a fire station on their property to serve the entire area better. This will put a full-time fire department in the area for the first time ever. Outside of Vinita, Monkey Island, Grove, and Miami are the only nearby full-time departments. Not only will the fire department respond to fires, but they will also respond to medical emergencies, motor vehicle accidents, and any technical rescue operations.

Zoning (values): Mansion is investing over \$2 billion here in northeast Oklahoma. Their business plan is one that is wholesome and family-friendly. Their values are the same as those of the citizens of Vinita and Craig County. Mansion joins the people of Craig County, asking that certain businesses not be built outside the gates of this park. Family friendly. Farms are welcome and this will make great neighbors for this project. Farms are the heartland of this community.

Zoning (for growth): Any building that ran wild could create dangerous areas with buildings, signage, and transformers could create safety hazards for the public for visitors. More municipal purposes and services are on our website and what was sent out in the notices.

Economic Development: A vitally important job of a city is to constantly work on developing the area in a positive way to grow our economy. It is our duty as a city to show we are a good partner for businesses and that we are willing to go the extra mile to make it affordable and sensible to build a business in Vinita. By annexing the area and providing the services outlined that we talked about, we show the world that Vinita is open for business and will be a great partner to help them thrive.

7. Opening of public comments by Mayor Josh Lee.

Beginning at 3:12 p.m.

Questions included:

How will the annexation of 301' and 500' be measured? Middle of the right of way.

Concerns on water stating water demand could not keep up last year at his house.

Will Sewer be available? Yes

Trash Service? Yes

ODOT Projects nothing on the website at this time for a road project here.

Mayor Lee noted that roadway is not a service by the city during annexation.

Concerns for noise pollution on dogs, livestock and wildlife.

A list of failed amusement parks were named in the state of Oklahoma.

Visitor gave thanks to the hard work by the city for this project. He noted the decline of other towns like Nowata. He stated "Do the most good for the most people."

Concern for the NDA?

Mayor Lee stated that this is a common practice for any economic development project all over the state.

Investor from Tulsa, OK is investing in this project and is looking forward to the development. He noted the development of different parts of Houston and the pats that are best came with good planning. There is a blank slate right now and hope we do it the right way.

8. Closing of public comments by Mayor Josh Lee.

Closing of the comments time stamped at 4:12 p.m.

9. Discussion and possible action by Council regarding approval, disapproval, or alteration of annexation of the proposed area into the corporate limits of Vinita.

Councilor Hoskin asked does this annexation include this service plan as presented.

Olsen: Yes and the service plan can be amended.

Councilor Hoskin questioned the cost of the police and fire with proposed annexation. Also had questions on any cost at this time for engineering. Has there been any expense yet?

Mayor Lee noted that there have not been any costs for engineering. This is a preliminary report and no agreements have been in front of council.

Lankford stated that this service would not begin until annexation.

Olsen agreed and stated that if or when the council votes on the annexation it will then be in effect.

Councilor Hoskin believes that this annexation is putting the cart before the horse.

Motion by Lankford, seconded by Briley, to approve annexation of the proposed area into the corporate limits of Vinita. Roll Call: Aye votes: Tyler, Wofford, Swift, Haire, Lankford, Briley, Young . Nay votes: Hoskin. Motion carried.

10. Discussion and possible action by Council directing the drafting of an annexation ordinance,if appropriate.

Motion by Wofford, seconded by Young, to approve to direct the law firm from Logan & Lowry to prepare the drafting of Ordinance of annexation. Roll Call: Aye votes: Tyler, Wofford, Swift, Haire, Lankford, Briley, Young. Nay votes: Hoskin. Motion carried.

11. Final explanation of status of proposed annexation as a result of Council's actions by Ryan H. Olsen, Logan & Lowry, LLP.

Ryan Olsen summarized today's meeting and council majority voted yes to proceed with annexation. This draft of Ordinance will be placed on agenda to vote by council at another time by council.


12. Adjourned at 4:43 p.m.

Motion by Young, seconded by Tyler, to adjourn. Motion: Passed.

ATTEST:


Brian Prince, City Clerk




Josh D. Lee, Mayor