

TOWN OF SEILING
PUBLIC HEARING
SEILING CITY HALL
JANUARY 8, 2024
6:15 PM

THE TOWN MEETINGS NORMALLY BEGIN AT @ 6:15 PM WITH THE PLANNING / ZONING BOARD MEETING. HOWEVER, AT ANY TIME, THE TOWN BOARD MAY RECESS ANY MEETING AND TAKE UP THE AGENDA FOR THE BOARD OF ADJUSTMENTS, PLANNING/ZONING COMMITTEE, TOWN OF SEILING, SEILING PUBLIC WORKS AUTHORITY, SEILING ECONOMIC DEVELOPMENT AUTHORITY, SEILING MUNICIPAL HOSPITAL AUTHORITY OR THE SEILING NURSING FACILITY AUTHORITY MEETINGS

AGENDA:

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. DISCUSSION REGARDING THE PROPOSED CREATION OF INCREMENT TAX DISTRICT NO. 1, TOWN OF SEILING AND THE TOWN OF SEILING ECONOMIC DEVELOPMENT PROJECT PLAN:**
- 4. ADJOURNMENT:**

FILED ON THE 6th DAY OF DECEMBER 2023 AND AGENDA POSTED ON THE WINDOW OF CITY HALL DECEMBER 27, 2023 BEFORE 5:00 PM.


CLERK/TREASURER

"In accordance with Federal Law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, and reprisal. (Not all prohibited bases apply to all programs) To file a complaint of discrimination write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington DC 20250-9410 or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay).USDA is an equal opportunity provider and employer."

TOWN OF SEILING
PLANNING/ZONING BOARD

REGULAR MEETING

SEILING CITY HALL

JANUARY 8, 2024

6:15 PM

THE TOWN MEETINGS NORMALLY BEGIN AT @ 6:15 PM WITH THE PLANNING / ZONING BOARD MEETING. HOWEVER, AT ANY TIME, THE TOWN BOARD MAY RECESS ANY MEETING AND TAKE UP THE AGENDA FOR THE BOARD OF ADJUSTMENTS, PLANNING/ZONING COMMITTEE, TOWN OF SEILING, SEILING PUBLIC WORKS AUTHORITY, SEILING ECONOMIC DEVELOPMENT AUTHORITY, SEILING MUNICIPAL HOSPITAL AUTHORITY OR THE SEILING NURSING FACILITY AUTHORITY MEETINGS

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ITEM, OR THE GOVERNING BODY WILL BE ADVISED TO CONTINUE THE ITEM. THE GOVERNING BODY MAY ADOPT, APPROVE, RATIFY, DENY, DEFER, RECOMMEND, AMEND, STRIKE, OR CONTINUE ANY AGENDA ITEM. WHEN MORE INFORMATION IS NEEDED TO ACT ON AN ITEM, THE GOVERNING BODY MAY REFER THE MATTER TO ITS CITY/TRUST MANAGER, STAFF ATTORNEY OR THE RECOMMENDING BOARD, COMMISSION, OR COMMITTEE.

AGENDA:

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVE MINUTES OF THE REGULAR MEETING ON DECEMBER 11, 2023:**
- 4. DISCUSS AND MAKE A DECISION CONCERNING RESIDENTIAL LAND USE PERMITS:**
 - *Zachery Helterbrake – 101 N. Locust – Privacy Fence**
 - *Derrick Hamand – Garage & Privacy Fence**
- 5. ADJOURNMENT:**

FILED ON THE 11th DAY OF OCTOBER 2023 AND AGENDA POSTED ON THE WINDOW OF CITY HALL JANUARY 5, 2024 BEFORE 6:00 PM.



CLERK/TREASURER

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TOWN OF SEILING

REGULAR MEETING

SEILING CITY HALL

January 8, 2024

Immediately following the Planning / Zoning Board Meeting

THE TOWN MEETINGS NORMALLY BEGIN AT @ 6:15 PM WITH THE PLANNING / ZONING BOARD MEETING. HOWEVER, AT ANY TIME, THE TOWN BOARD MAY RECESS ANY MEETING AND TAKE UP THE AGENDA FOR THE BOARD OF ADJUSTMENTS, PLANNING/ZONING COMMITTEE, TOWN OF SEILING, SEILING PUBLIC WORKS AUTHORITY, SEILING ECONOMIC DEVELOPMENT AUTHORITY, SEILING MUNICIPAL HOSPITAL AUTHORITY OR THE SEILING NURSING FACILITY AUTHORITY MEETINGS

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THE ITEM. THE GOVERNING BODY MAY ADOPT, APPROVE, RATIFY, DENY, DEFER, RECOMMEND, AMEND, STRIKE, OR CONTINUE ANY AGENDA ITEM. WHEN MORE INFORMATION IS NEEDED TO ACT ON AN ITEM, THE GOVERNING BODY MAY REFER THE MATTER TO ITS CITY/TRUST MANAGER, STAFF ATTORNEY OR THE RECOMMENDING BOARD, COMMISSION, OR COMMITTEE.

AGENDA:

1. CALL TO ORDER:

2. ROLL CALL:

3. REVIEW REQUEST AND PRESENTATION OF GUESTS:

4. CONSIDERATION OF THE CONSENT AGENDA:

APPROVE MINUTES OF REGULAR MEETING ON DECEMBER 11, 2023;

APPROVE PAYMENT OF CLAIMS (\$) _____

APPROVE COURT FUND PAYMENT OF CLAIMS (\$) _____

APPROVE DARE FUND PAYMENT OF CLAIMS (\$) _____

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

6. DISCUSS AND MAKE A DECISION CONCERNING OPENING BID FOR 2024 - 2028 LEASE OF CULTIVATED LAND SITE, HOLDING AN AUCTION AND AWARD THE WINNING BID:

7. DISCUSS AND MAKE A DECISION CONCERNING OPENING BID FOR 2024 – 2028 LEASE OF LAND APPLICATION SITE (Bermuda), HOLDING AN AUCTION AND AWARD THE WINNING BID:

8. DISCUSS AND MAKE A DECISION CONCERNING NEW BUSINESS:

9. DISCUSS AND MAKE A DECISION CONCERNING FINANCIAL REPORT GIVEN BY R.S. MEACHAM:

10. DISCUSS AND MAKE A DECISION CONCERNING WATER TANK MAINTENANCE CONTRACT BETWEEN THE TOWN OF SEILING AND VIKING INDUSTRIAL PAINTING FOR 250,000 GROUND STORAGE TANK:

11. DISCUSS AND MAKE A DECISION CONCERNING WATER TANK MAINTENANCE CONTRACT BETWEEN THE TOWN OF SEILING AND VIKING INDUSTRIAL PAINTING FOR 278,000 STANDPIPE TOWER #2:

12. DISCUSS AND MAKE A DECISION CONCERNING WATER TANK MAINTENANCE CONTRACT BETWEEN THE TOWN OF SEILING AND VIKING INDUSTRIAL PAINTING FOR 283,000 STANDPIPE - TOWER #3:
13. DISCUSS AND MAKE A DECISION CONCERNING AMENDMENT #6 - SEILING INDUSTRIAL PARK, WATER AND SEWER, PHASE 1, (Project # 8108.21):
14. DISCUSS AND MAKE A DECISION CONCERNING ENTERING INTO EXECUTIVE SESSION FOR THE PURPOSE DISCUSSING THE PURCHASE OR APPRAISAL OF REAL PROPERTY {PURSUANT TO TITLE 25 O.S. SECTION 307 B(3) OF THE OPEN MEETINGS ACT}:
15. DISCUSS AND MAKE A DECISION CONCERNING COMING OUT OF EXECUTIVE SESSION INCLUDING TIME, ATTENDANCE, AND ITEMS DISCUSSED:
16. DISCUSS AND CONSIDER POTENTIAL DECISION ON MATTERS DISCUSSED DURING EXECUTIVE SESSION:
17. DISCUSS AND MAKE A DECISION CONCERNING RESIDENTIAL LAND USE PERMIT:
 - *Zachery Helterbrake – 101 N. Locust – Privacy Fence
 - *Derrick Hamand – Garage & Privacy Fence
18. DISCUSS AND MAKE A DECISION CONCERNING FUTURE PARADE ROUTES:
19. DISCUSS AND MAKE A DECISION CONCERNING THE POLICE REPORT:
20. DISCUSS AND APPROVE THE TOWN ADMINISTRATORS REPORT:
 - *Employee News
 - *CDBG / REAP Grant Update
 - *TIF District Update
 - *Winter Storm 2021 Update
 - *Sales / Use Tax
21. ADJOURNMENT:

FILED ON THE 11th DAY OF OCTOBER 2023 AND THE AGENDA POSTED ON THE WINDOW OF CITY HALL JANUARY 5, 2024 BEFORE 6:00 PM.


CLERK/TREASURER

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TOWN OF SEILING
SEILING PUBLIC WORKS AUTHORITY
REGULAR MEETING
SEILING CITY HALL
JANUARY 8, 2024

Following the Town of Seiling Meeting

THE TOWN MEETINGS NORMALLY BEGIN AT @ 6:15 PM WITH THE PLANNING / ZONING BOARD MEETING. HOWEVER, AT ANY TIME, THE TOWN BOARD MAY RECESS ANY MEETING AND TAKE UP THE AGENDA FOR THE BOARD OF ADJUSTMENTS, PLANNING/ZONING COMMITTEE, TOWN OF SEILING, SEILING PUBLIC WORKS AUTHORITY, SEILING ECONOMIC DEVELOPMENT AUTHORITY, SEILING MUNICIPAL HOSPITAL AUTHORITY OR THE SEILING NURSING FACILITY AUTHORITY MEETINGS

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AGENDA:

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. REVIEW REQUEST AND PRESENTATION OF GUESTS:**
- 4. CONSIDERATION OF THE CONSENT AGENDA:**
APPROVE MINUTES OF REGULAR MEETING ON DECEMBER 11, 2023;
APPROVE PAYMENT OF CLAIMS (\$) _____
- 5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**
- 6. DISCUSS AND MAKE A DECISION CONCERNING NEW BUSINESS:**
- 7. DISCUSS AND APPROVE FINANCIAL REPORT GIVEN BY R.S. MEACHAM:**
- 8. DISCUSS AND MAKE A DECISION TO RATIFY THE DECISION OF THE TOWN COUNCIL TO ENTER INTO AN AGREEMENT FOR WATER TANK MAINTENANCE BETWEEN THE TOWN OF SEILING (SPWA) AND VIKING INDUSTRIAL PAINTING FOR 250,000 GROUND STORAGE TANK:**
- 9. DISCUSS AND MAKE A DECISION TO RATIFY THE DECISION OF THE TOWN COUNCIL TO ENTER INTO AN AGREEMENT FOR WATER TANK MAINTENANCE BETWEEN THE TOWN OF SEILING (SPWA) AND VIKING INDUSTRIAL PAINTING FOR 278,000 STANDPIPE TOWER #2:**
- 10. DISCUSS AND MAKE A DECISION TO RATIFY THE DECISION OF THE TOWN COUNCIL TO ENTER INTO AN AGREEMENT FOR WATER TANK MAINTENANCE BETWEEN THE TOWN OF SEILING (SPWA) AND VIKING INDUSTRIAL PAINTING FOR 283,000 STANDPIPE TOWER #3:**

11. DISCUSS AND APPROVE TRUST MANAGER REPORT:

- *Employee News
- *Hwy 60 Gas Line Update
- *Winter Storm of February 2021
- *Water / Sewer to Business Park Update
- *Utility Acct Updates

12. ADJOURNMENT:

FILED ON THE 11th DAY OF OCTOBER 2023 AND AGENDA POSTED ON THE WINDOW OF CITY HALL JANUARY 5, 2024 BEFORE 6:00 PM.



CLERK/TREASURER

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TOWN OF SEILING
SEILING NURSING FACILITY AUTHORITY
REGULAR MEETING
SEILING CITY HALL
JANUARY 8, 2024

Following the Seiling Public Works Authority Meeting

THE TOWN MEETINGS NORMALLY BEGIN AT @ 6:15 PM WITH THE PLANNING / ZONING BOARD MEETING. HOWEVER, AT ANY TIME, THE TOWN BOARD MAY RECESS ANY MEETING AND TAKE UP THE AGENDA FOR THE BOARD OF ADJUSTMENTS, PLANNING/ZONING COMMITTEE, TOWN OF SEILING, SEILING PUBLIC WORKS AUTHORITY, SEILING ECONOMIC DEVELOPMENT AUTHORITY, SEILING MUNICIPAL HOSPITAL AUTHORITY OR THE SEILING NURSING FACILITY AUTHORITY MEETINGS

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AGENDA:

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. REVIEW REQUEST AND PRESENTATION OF GUESTS:**
- 4. CONSIDERATION OF THE CONSENT AGENDA:**
APPROVE MINUTES OF REGULAR MEETING ON DECEMBER 11, 2023;
APPROVE SEILING NURSING FACILITY PAYMENT OF CLAIMS (\$)_____
- 5. CONSIDERATION FOR ITEMS REMOVED FROM THE CONSENT AGENDA:**
- 6. DISCUSS AND MAKE A DECISION CONCERNING NEW BUSINESS:**
- 7. DISCUSS AND MAKE A DECISION CONCERNING THE NURSING FACILITY TRUST MANAGERS REPORT:**

The following is taken from the Seiling Nursing Center Advisory Board Agenda
- 8. DISCUSS AND MAKE A DECISION CONCERNING FINANCIALS FOR NOVEMBER 2023 INCLUDING THE TRANSFER OF SALES TAX FUNDS TO THE OPERATIONAL FUNDS IN THE AMOUNT OF \$40,000:**
- 9. DISCUSS AND MAKE A DECISION CONCERNING APPROVAL OF THE ADMINISTRATIVE REPORT:**
- 10. DISCUSS AND MAKE A DECISION CONCERNING THE RENEWAL OF COMMERCIAL PROPERTY INSURANCE:**
- 11. DISCUSS AND MAKE A DECISION CONCERNING OLD BUSINESS:**

12. DISCUSS AND MAKE A DECISION CONCERNING BOARD AGENDA REQUESTS:

13. ADJOURNMENT:

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TOWN OF SEILING
SEILING MUNICIPAL HOSPITAL AUTHORITY

REGULAR MEETING

SEILING CITY HALL

JANUARY 8, 2024

Following the Seiling Nursing Facility Authority Meeting

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AGENDA:

1. CALL TO ORDER:

2. ROLL CALL:

3. REVIEW REQUEST AND PRESENTATION OF GUESTS:

4. CONSIDERATION OF THE CONSENT AGENDA:

APPROVE MINUTES OF REGULAR MEETING ON DECEMBER 11, 2023;

APPROVE SEILING HOSPITAL *CHECK REGISTER* (\$) _____

APPROVE SEILING HOSPITAL SALES TAX ACCT. PAYMENT OF CLAIMS: (\$) _____

5. CONSIDERATION FOR ITEMS REMOVED FROM THE CONSENT AGENDA:

6. DISCUSS AND MAKE A DECISION CONCERNING NEW BUSINESS:

7. DISCUSS AND MAKE A DECISION CONCERNING SMHA HOSPITAL LINE OF CREDIT RENEWAL:

8. DISCUSS AND MAKE A DECISION CONCERNING SMHA TRUST MANAGER'S REPORT:

The following was taken from the Seiling Municipal Hospital Advisory Board meeting

9. DISCUSS AND MAKE A DECISION CONCERNING FINANCIALS FOR NOVEMBER 2023:

10. DISCUSS AND MAKE A DECISION CONCERNING THE MONTHLY REPORTS:

- a. Utilization Statistics- Nov Data
- b. QAPI- Nov Data
- c. CNO Report
- d. RHC Clinic Operations Report

- e. CEO Report
- f. Chief of Staff Report

11. DISCUSS AND MAKE A DECISION CONCERNING THE FOLLOWING POLICIES AND PROCEDURES:

***Employee Health Policy and Procedure Manual**

12. DISCUSS AND MAKE A DECISION CONCERNING THE APPOINTMENT/REAPPOINTMENT OF THE FOLLOWING PROVIDERS:

- a. Rafel Alvarez, DO- DIA Reappointment
- b. Matthew Bledsoe, MD- DIA Reappointment
- c. Tyler Braaten, MD- DIA Reappointment
- d. Dean Fullingim, DO- DIA Reappointment
- e. Jeremy Fullingim, DO- DIA Reappointment
- f. Kevin Hamm, DO- DIA Reappointment
- g. Dimple Shah, MD- DIA Reappointment
- h. Shannon Calhoun, DO- DIA Reappointment
- i. Erin Horsely, DO- DIA Reappointment
- j. Aun Hussain, MD- DIA Reappointment
- k. Kimberly Winsor- DIA Appointment

13. DISCUSS AND MAKE A DECISION CONCERNING PATIENT ROOM PAINTING ESTIMATES:

14. DISCUSS AND MAKE A DECISION CONCERNING SIGN ON BONUS FOR RADIOLOGY MANAGER AND RADIOLOGY TECH:

15. DISCUSS AND MAKE A DECISION CONCERNING GOING OUT FOR BIDS FOR PORTABLE X-RAY SYSTEM:

16. DISCUSS AND MAKE A DECISION CONCERNING THE INTERFACE PERFORMANCE EXPECTATIONS WITH EVIDENT FOR DIAGNOSTIC IMAGE ASSOCIATES (DIA):

17. DISCUSS AND MAKE A DECISION CONCERNING THE QUOTE FROM DIAGNOSTIC IMAGING ASSOCIATES FOR INTERFACE FOR BIDIRECTIONAL TUNNEL BETWEEN DIA AND CPSI:

18. DISCUSS AND MAKE A DECISION CONCERNING THE ORGAN AGREEMENT WITH LIFESHARE NETWORK AND SEILING MUNICIPAL HOSPITAL:

19. DISCUSS AND MAKE A DECISION CONCERNING THE TISSUE DONOR AGREEMENT WITH LIFESHARE NETWORK AND SEILING MUNICIPAL HOSPITAL:

20. DISCUSS AND MAKE A DECISION CONCERNING FACILITY AGREEMENT WITH AETNA BETTER HEALTH ADMINISTRATORS AND SEILING MUNICIPAL HOSPITAL DBA SEILING MUNICIPAL HOSPITAL RURAL HEALTH CLINIC:

21. DISCUSS AND MAKE A DECISION CONCERNING PROVIDER AGREEMENT WITH AETNA BETTER HEALTH ADMINISTRATORS AND SEILING MUNICIPAL HOSPITAL:

22. DISCUSS AND MAKE A DECISION CONCERNING HOSPITAL AGREEMENT WITH AETNA BETTER HEALTH ADMINISTRATORS AND SEILING MUNICIPAL HOSPITAL:

23. ADJOURNMENT:

FILED ON THE 11th DAY OF OCTOBER 2023 AND AGENDA POSTED ON THE WINDOW OF CITY HALL JANUARY 5, 2024 BEFORE 6:00 PM.


CLERK/TREASURER

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TOWN OF SEILING
SEILING ECONOMIC DEVELOPMENT AUTHORITY

SEILING CITY HALL

JANUARY 8, 2024

Following the Seiling Municipal Hospital Authority Meeting

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AGENDA:

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. REVIEW REQUEST AND PRESENTATION OF GUESTS:**
- 4. CONSIDERATION OF THE CONSENT AGENDA:**
APPROVE MINUTES FOR REGULAR MEETING DECEMBER 11, 2023
APPROVE PAYMENT OF CLAIMS (\$) _____
- 5. DISCUSS AND MAKE A DECISION CONCERNING ITEMS REMOVED FROM THE CONSENT AGENDA:**
- 6. DISCUSS AND MAKE A DECISION CONCERNING NEW BUSINESS:**
- 7. DISCUSS AND MAKE A DECISION CONCERNING FINANCIAL REPORT GIVEN BY R.S. MEACHAM:**
- 8. DISCUSS AND MAKE A DECISION CONCERNING TRUST MANAGERS REPORT:**
***Seiling Economic Development Advisory Board Update**
- 9. ADJOURNMENT:**

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CLERK/TREASURER

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