

TOWN OF SEILING
PLANNING/ZONING BOARD
REGULAR MEETING
SEILING CITY HALL
APRIL 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

ALL ITEMS ON THIS AGENDA, INCLUDING BUT NOT LIMITED TO ANY AGENDA ITEM CONCERNING THE ADOPTION OF ANY ORDINANCE, RESOLUTION, CONTRACT, AGREEMENT, OR ANY OTHER ITEM OF BUSINESS, ARE SUBJECT TO AMENDMENT, INCLUDING ADDITIONS AND/OR DELETIONS. THIS RULE WILL APPLY TO EVERY INDIVIDUAL AGENDA ITEM WITHOUT EXCEPTION, AND WITHOUT PROVIDING THIS SAME AMENDMENT LANGUAGE WITH RESPECT TO EACH INDIVIDUAL AGENDA ITEM. SUCH AMENDMENTS SHOULD BE RATIONALLY RELATED TO THE TOPIC OF THE AGENDA 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 MARCH 11, 2024:
4. DISCUSS AND MAKE A DECISION CONCERNING RESIDENTIAL LAND USE PERMITS:
 - *Kaitlin Niemeyer – 111 N. Elm St – 10’ x 10’ Greenhouse
 - *Katelyn King – 520 Second St / 111 N. Cedar St - Fence
5. DISCUSS AND MAKE A DECISION CONCERNING REQUEST FOR ANNEXATION (C-2 Commercial) BY GARY GORE DBA GORE NITROGEN INCLUDING SETTING TIME AND DATE FOR A PUBLIC HEARING:
6. ADJOURNMENT:

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

REGULAR MEETING

SEILING CITY HALL

APRIL 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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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 MARCH 11, 2024;

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 NEW BUSINESS:

7. DISCUSS AND APPROVE FINANCIAL REPORT GIVEN BY R.S. MEACHAM:

8. DISCUSS AND MAKE A DECISION CONCERNING ACCEPTING RESIGNATION OF JOHN WYNNE AS CURRENT TOWN ATTORNEY AND NAMING JARED H. HARRISON OF KINGFISHER AS THE NEW TOWN ATTORNEY:

9. DISCUSS AND MAKE A DECISION CONCERNING RESIDENTIAL LAND USE PERMITS:

***Kaitlin Niemeyer – 111 N. Elm St – 10’ x 10’ Greenhouse**

***Katelyn King – 520 Second St / 111 N. Cedar St - Fence**

10. DISCUSS AND MAKE A DECISION TO RATIFY THE DECISION OF THE PLANNING / ZONING COMMISSION CONCERNING PETITION FOR ANNEXATION (C-2 Commercial) BY GARY GORE DBA GORE NITROGEN INCLUDING SETTING TIME AND DATE FOR A PUBLIC HEARING:

11. CONSIDER AND ADOPT AN ORDINANCE AMENDING THE TOWN OF SEILING SALES TAX ORDINANCE; PROVIDING FOR EXTENDING AND CONTINUING THE TERM OF THE LEVY OF AN EXISTING ONE CENT EXCISE TAX FOR THE PURPOSE OF FINANCING CAPITAL IMPROVEMENTS AND PAYING THE EXPENSES OF OPERATING, MAINTAINING, EQUIPPING, REPAIRING AND IMPROVING THE NURSING HOME FACILITY OF THE TOWN OF SEILING, OKLAHOMA (Ordinance 2024-2):

12. CONSIDER AND ADOPT A RESOLUTION AUTHORIZING THE CALLING AND HOLDING OF AN ELECTION ON THE QUESTION OF EXTENDING THE TERM OF THE LEVY OF AN EXISTING ONE CENT EXCISE TAX (Resolution 2024-4):

13. DISCUSS AND MAKE A DECISION CONCERNING GOING OUT FOR BID ON SWATHING AND BALING ON LAND OWNED BY THE TOWN OF SEILING FOR 2024 INCLUDING SETTING A TIME AND DATE FOR BID OPENING AND AUCTION:

14. DISCUSS AND MAKE A DECISION CONCERNING THE POLICE REPORT:

15. DISCUSS AND APPROVE THE TOWN ADMINISTRATORS REPORT:

- * Employee News
- * Seiling Creek Project / Hwy 60 Water & Gas Relocation
- * Grant Updates
- * Spring Clean up / Shed it Day Update

16. ADJOURNMENT:

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CLERK/TREASURER

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TOWN OF SEILING
SEILING PUBLIC WORKS AUTHORITY

REGULAR MEETING

SEILING CITY HALL

APRIL 8, 2024

Following the Town of Seiling 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 MARCH 11, 2024;
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 CONCERNING GOING OUT FOR BID ON TRASH COLLECTIONS FOR THE TOWN OF SEILING: (Current Waste Connections contract ends June 30, 2024):

9. DISCUSS AND MAKE A DECISION CONCERNING WINNING BID FOR THE WATER AND SEWER PROJECT FOR THE BUSINESS PARK AS RECOMMENDED BY PARKHILL ENGINEERING:

10. DISCUSS AND APPROVE TRUST MANAGER REPORT:

***Employee News**

***RO Update**

***Water / Sewer Business Park Update**

***Utility Acct Updates**

11. ADJOURNMENT:

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TOWN OF SEILING
SEILING NURSING FACILITY AUTHORITY

REGULAR MEETING
SEILING CITY HALL

APRIL 8, 2024

Following the Seiling Public Works 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 MARCH 11, 2024;
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:**
- 8. DISCUSS AND MAKE A DECISION CONCERNING POSSIBLE ALTERNATIVE TO COMPLETE THE FINANCIAL FEASIBILITY STUDY FOR USDA REQUIREMENTS ON NURSING FACILITY FUTURE BUILD:**
- 9. CONSIDER AND ADOPT A RESOLUTION PROVIDING FOR EMPLOYMENT OF JOHANNING & BYROM, PLLC AS SPECIAL COUNSEL WITH RESPECT TO CALLING THE SPECIAL ELECTION TO EXTEND AND CONTINUE THE NURSING FACILITY SALES TAX (Resolution 2024-3):**
- 10. DISCUSS AND MAKE A DECISION CONCERNING PROPERTY INSURANCE RENEWALS AND INFORMATION: (Tabled 3/11/24)**

11. DISCUSS AND MAKE A DECISION CONCERNING EVALUATION RAISES POLICY:
(Tabled 3/11/24)

The following is taken from the Seiling Nursing Center Advisory Board Agenda

12. DISCUSS AND MAKE A DECISION CONCERNING FINANCIALS FOR FEBRUARY 2024 INCLUDING THE TRANSFER OF SALES TAX FUNDS TO THE OPERATIONAL FUNDS IN THE AMOUNT OF \$60,000:

13. DISCUSS AND MAKE A DECISION CONCERNING THE ADMINISTRATIVE REPORT:

14. REVIEW, DISCUSS AND MAKE A DECISION CONCERNING THE ADMINISTRATOR'S JOB DESCRIPTION:

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

16. ADJOURNMENT:

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TOWN OF SEILING
SEILING MUNICIPAL HOSPITAL AUTHORITY

REGULAR MEETING

SEILING CITY HALL

APRIL 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 MARCH 11, 2024;

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 TRUST MANAGER'S REPORT:

The following is taken from the Seiling Municipal Hospital Advisory Board agenda

8. DISCUSS AND MAKE A DECISION CONCERNING FINANCIALS FOR FEBRUARY 2024:

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

***Utilization Statistics- February 2024 Data**

***QAPI- February 2024 Data**

***Health Information Management Delinquencies**

***CNO Report**

***RHC Clinic Operations Report**

***CEO Report**

***Chief of Staff Report**

10. DISCUSS AND MAKE A DECISION CONCERNING THE FOLLOWING POLICY AND PROCEDURES AND/OR PLANS:

- *Diagnostic Imaging Associates (DIA) P&P Manual**
- *Laboratory P&P Manual**
- *HR-072 Holiday Scheduling Policy**
- *2024 Annual Quality Program Evaluation**
- *2024 Annual Quality and Safety Plan**
- *Medical Staff Bylaws**
- *Board of Directors Bylaws**

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

- *2-year appointment DIA: Young, David, DO**
- *2-year appointment DIA: Uncanin, Nedeljko, MD**
- *Removal of privileges for DIA provider Judith Wolfstein, MD**

12. DISCUSS AND MAKE A DECISION CONCERNING SYSMEX SERVICE AGREEMENT QUOTATION:

13. DISCUSS AND MAKE A DECISION CONCERNING NEXUS D&O AND EPL QUOTE:

14. DISCUSS AND MAKE A DECISION CONCERNING MOODY ELECTRIC CO. AGREEMENT BETWEEN OWNER AND CONTRACTOR:

15. DISCUSS AND MAKE A DECISION CONCERNING AETNA NETWORK SERVICES, LLC- PROVIDER AGREEMENT:

16. DISCUSS AND MAKE A DECISION CONCERNING AETNA NETWORK SERVICES, LLC- HOSPITAL AGREEMENT:

17. DISCUSS AND MAKE A DECISION CONCERNING STERICYCLE REGULATED MEDICAL WASTE MASTER SERVICE AGREEMENT:

18. DISCUSS AND MAKE A DECISION CONCERNING STERICYCLE PHARMACEUTICAL WASTE DISPOSAL AGREEMENT:

19. DISCUSS AND MAKE A DECISION CONCERNING PREMIER SMARTPO ACCESS AGREEMENT WITH SPONSORED MEMBER:

20. DISCUSS AND MAKE A DECISION CONCERNING TERMINATION 340B COMPLIANCE PARTNERS AGREEMENT:

21. DISCUSS AND MAKE A DECISION CONCERNING TERMINATION OF PHARMA FORCE GROUP LLC SOFTWARE SERVICE AGREEMENT:

22. DISCUSS AND MAKE A DECISION TO ENTER INTO EXECUTIVE SESSION WHERE DISCUSSING ANY MATTER WHERE DISCLOSURE OF INFORMATION WOULD VIOLATE CONFIDENTIALITY REQUIREMENTS OF STATE OR FEDERAL LAW, WITH POSSIBLE EXECUTIVE SESSION IN ACCORDANCE WITH 25 O.S. 307(B)(7):

- *HIPAA Breach Incident**

- 23. DISCUSS AND MAKE A DECISION TO COME OUT OF EXECUTIVE SESSION INCLUDING TIME, ATTENDANCE, AND ITEMS DISCUSSED:**
- 24. DISCUSS AND MAKE A DECISION CONCERNING POTENTIAL VOTE ON THE MATTERS DISCUSSED DURING EXECUTIVE SESSION, INCLUDING HIPAA BREACH INCIDENT (*If Applicable*):**
- 25. DISCUSS AND MAKE A DECISION CONCERNING EXPERIAN IDENTITY WORKS PRODUCTS AND SERVICES ORDER FORM:**
- 26. ADJOURNMENT:**

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TOWN OF SEILING
SEILING ECONOMIC DEVELOPMENT AUTHORITY

SEILING CITY HALL

APRIL 8, 2024

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AGENDA:

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- 2. ROLL CALL:**
- 3. REVIEW REQUEST AND PRESENTATION OF GUESTS:**
- 4. CONSIDERATION OF THE CONSENT AGENDA:**
APPROVE MINUTES FOR REGULAR MEETING MARCH 11, 2024;
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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