

TOWN OF SEILING
PLANNING/ZONING BOARD
REGULAR MEETING
SEILING CITY HALL
MAY 12, 2025
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.

"MAKE A DECISION" INCLUDES, BUT IS NOT LIMITED TO, APPROVAL, AUTHORIZATION, ADOPTION, REJECTION, DENIAL, AMENDMENT, TAKING NO ACTION, OR TABLING THE ITEM FOR DISPOSITION AT A LATER DATE OR TIME.

AGENDA:

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVE MINUTES OF THE REGULAR MEETING ON APRIL 14, 2025:**
- 4. DISCUSS AND MAKE A DECISION CONCERNING APPLICATION FOR HOME OCCUPATION FROM ARBED MASSAGE LOCATED AT 402 W SIXTH STREET:**
- 5. ADJOURNMENT:**

FILED ON THE 22nd DAY OF OCTOBER 2024 AND AGENDA POSTED ON THE WINDOW OF CITY HALL MAY 9, 2025 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

MAY 12, 2025

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 APRIL 14, 2025;**
 - 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 MAKE A DECISION CONCERNING THE 2023/24 FY AUDIT AS PRESENTED BY JANA WALKER CPA:**
- 8. DISCUSS AND MAKE A DECISION CONCERNING RESOLUTION 2025-4 REVIEWING CERTIFICATE OF COMPLIANCE APPLICATION AND AUTHORIZING THE TOWN CLERK TO SIGN, CERTIFY AND ISSUE THE LETTER OF COMPLIANCE FOR EL GUSTO RESTAURANT:**
- 9. ACKNOWLEDGE THE RECEIPT OF 2025/26 FISCAL YEAR TO THE GOVERNING BODY AS REQUIRED BY LAW:**
- 10. DISCUSS AND APPROVE FINANCIAL REPORT GIVEN BY R.S. MEACHAM:**

11. DISCUSS AND MAKE A DECISION CONCERNING THE CERTIFICATE OF APPOINTMENT OF COMMISSIONER FOR THE HOUSING AUTHORITY FOR A 3 YEAR TERM: (Tami Carrick – Term expiring May 28, 2025):
12. DISCUSS AND RATIFY DECISION MADE BY THE PLANNING / ZONING COMMISSION CONCERNING APPLICATION FOR HOME OCCUPATION FROM ARBED MASSAGE LOCATED AT 402 W SIXTH STREET:
13. DISCUSS AND MAKE A DECISION CONCERNING PARTIAL PAYMENT REQUEST #2 FOR THE SEILING 2024 OWRB REAP STORAGE TANK REHABILITATION PROJECT 43467.24 (\$85,642.50):
14. DISCUSS AND MAKE A DECISION CONCERNING RESOLUTION 2025-3 (Agreement between the Seiling Fire Department and BIA for Wildland Fire Management):
15. DISCUSS AND MAKE A DECISION CONCERNING THE SURPLUS OF HAY BALES FROM THE CHESTER PROPERTY:
16. DISCUSS AND MAKE A DECISION CONCERNING THE POLICE REPORT:
17. DISCUSS AND APPROVE THE TOWN ADMINISTRATORS REPORT:
 - *Employee News
 - *Trash Off / Shred-it
 - *Pool Update
 - *Grant Updates
 - *Sales / Use Tax Update
18. ADJOURNMENT:

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CLERK/TREASURER

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TOWN OF SEILING
SEILING PUBLIC WORKS AUTHORITY
REGULAR MEETING
SEILING CITY HALL
MAY 12, 2025

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 APRIL 14, 2025;
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 THE SPWA 2023/24 FY AUDIT AS PRESENTED BY JANA WALKER CPA:**
- 9. DISCUSS AND MAKE A DECISION TO RATIFY DECISION CONCERNING PARTIAL PAYMENT REQUEST #2 FOR THE SEILING 2024 OWRB REAP STORAGE TANK REHABILITATION PROJECT 43467.24 (\$85,642.50):**

10. DISCUSS AND APPROVE TRUST MANAGER REPORT:

- *Employee Update**
- *OWRA Sewer / Manhole Update**
- *Utility Acct Updates**

11. ADJOURNMENT:

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TOWN OF SEILING
SEILING NURSING FACILITY AUTHORITY
REGULAR MEETING
SEILING CITY HALL
MAY 12, 2025

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 APRIL 14, 2025;
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 APRIL 2025 INCLUDING THE TRANSFER OF SALES TAX FUNDS TO THE OPERATIONAL FUNDS IN THE AMOUNT OF \$40,000:**

9. CONSIDERATION FOR ITEMS REMOVED FROM THE CONSENT AGENDA:

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

11. DISCUSS AND MAKE A DECISION TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE TO CONSIDER EMPLOYMENT, HIRING, APPOINTMENT, PROMOTION, DEMOTION, DISCIPLINING, OR RESIGNATION OF ANY INDIVIDUAL SALARIED PUBLIC OFFICER OR EMPLOYEE (PURSUANT TO 25 O.S. SECTION 307 B1):

***Candidate for Open Position - Nursing Center Administrator Position**

12. DISCUSS AND MAKE A DECISION TO COME OUT OF EXECUTIVE SESSION INCLUDING TIME, ATTENDANCE, AND ITEMS DISCUSSED:

13. DISCUSS AND MAKE A DECISION CONCERNING POTENTIAL VOTE ON THE MATTERS DISCUSSED DURING EXECUTIVE SESSION:

14. DISCUSS AND MAKE A DECISION CONCERNING NEW BUSINESS:

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

16. ADJOURNMENT:

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TOWN OF SEILING
SEILING MUNICIPAL HOSPITAL AUTHORITY
REGULAR MEETING
SEILING CITY HALL
MAY 12, 2025

Following the Seiling Nursing Facility Authority Meeting

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- 2. ROLL CALL:**
- 3. REVIEW REQUEST AND PRESENTATION OF GUESTS:**
- 4. CONSIDERATION OF THE CONSENT AGENDA:**
APPROVE MINUTES OF REGULAR MEETING ON APRIL 14, 2025;
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 MARCH 2025:**
- 9. DISCUSS AND MAKE A DECISION CONCERNING THE MONTHLY REPORTS:**
 - a. UTILIZATION STATISTICS- MARCH 2025 DATA**
 - b. QAPI- MARCH 2025 DATA**
 - c. HEALTH INFORMATION MANAGEMENT DELINQUENCIES**
 - d. CNO REPORT**

- e. RHC CLINIC OPERATIONS REPORT
- f. CEO REPORT
- g. CHIEF OF STAFF REPORT

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

- a. HIM-018: INCOMPLETE RECORDS POLICY
- b. RHC-027: MEDICAL RECORDS POLICY
- c. RHC-041: CLINIC CLOSURE PROCEDURE

11. DISCUSS AND MAKE A DECISION CONCERNING 2025 HOSPITAL WIDE ANNUAL CONTRACT EVALUATION REPORT:

12. DISCUSS AND MAKE A DECISION CONCERNING OPENING AND SELECTION OF SEALED BIDS FOR LAWN CARE SERVICES:

13. DISCUSS AND MAKE A DECISION CONCERNING THE NOTICE OF TERMINATION WITH DIAGNOSTIC LABORATORY OF OKLAHOMA (DLO):

14. DISCUSS AND MAKE A DECISION CONCERNING LETTER AGREEMENT FOR TERMINATION WITH ECLINICALWORKS, LLC:

15. DISCUSS AND MAKE A DECISION CONCERNING CAPITAL GROUP- PAYROLL DEDUCTION ENROLLMENT FOR TRADITIONAL OR ROTH IRAS AND IRA PAYROLL DEDUCTION PROGRAM EMPLOYER AUTHORIZATION:

16. DISCUSS AND MAKE A DECISION CONCERNING NICHOLS HEAT AND AIR ESTIMATE FOR INSTALL TWO ZONE MINI SPLIT IN OLD ER AND PHARMACY:

17. DISCUSS AND MAKE A DECISION CONCERNING NICHOLS HEAT AND AIR ESTIMATE TO REPLACE A/C UNIT FOR WEST SIDE PATIENT HALL:

18. DISCUSS AND MAKE A DECISION CONCERNING RADIOLOGY DEPARTMENT EQUIPMENT UPGRADE QUOTES:

- d. HANNEMAN RADIOGRAPHIC CONCEPTS: ESTIMATE #1296. \$24,600
- e. BROWN'S MEDICAL IMAGING: QUOTE# 42125230 - \$19,950

19. DISCUSS AND MAKE A DECISION CONCERNING GPO SERVICE AGREEMENT WITH ORTHO CLINICAL DIAGNOSTICS, INC:

20. DISCUSS AND MAKE A DECISION CONCERNING MERIT INCREASE PROPOSAL:

21. DISCUSS AND MAKE A DECISION TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE TO CONSIDER EMPLOYMENT, HIRING, APPOINTMENT, PROMOTION, DEMOTION, DISCIPLINING, OR RESIGNATION OF ANY INDIVIDUAL SALARIED PUBLIC OFFICER OR EMPLOYEE (PURSUANT TO 25 O.S. SECTION 307 B1):

***JOHN CHIAFFITELLI, DO**

22. DISCUSS AND MAKE A DECISION TO COME OUT OF EXECUTIVE SESSION INCLUDING TIME, ATTENDANCE, AND ITEMS DISCUSSED:

23. DISCUSS AND MAKE A DECISION CONCERNING POTENTIAL VOTE ON THE MATTERS DISCUSSED DURING EXECUTIVE SESSION, INCLUDING PHYSICIAN PROFESSIONAL SERVICES AGREEMENT AMENDMENT:

***JOHN CHIAFFITELLI, DO**

24. ADJOURNMENT:

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CLERK/TREASURER

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TOWN OF SEILING
SEILING ECONOMIC DEVELOPMENT AUTHORITY

SEILING CITY HALL

MAY 12, 2025

Following the Seiling Municipal Hospital Authority Meeting

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APPROVE MINUTES FOR REGULAR MEETING APRIL 14, 2025;
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 THE SEDA 2023/24 FY AUDIT AS PRESENTED BY JANA WALKER CPA:**
- 9. DISCUSS AND MAKE A DECISION CONCERNING TRUST MANAGER'S REPORT:**
*Seiling Economic Development Advisory Board Update

10. ADJOURNMENT:

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