

**NOTICE AND AGENDA OF A SPECIAL  
MEETING OF THE NEWCASTLE PUBLIC WORKS AUTHORITY  
(Opening Prayer & Flag Salute)**

**DATE:** May 17, 2010

**TIME:** 6:00 P.M.

**PLACE:** NEWCASTLE MULTI-PURPOSE CENTER  
705 NW 10<sup>TH</sup> STREET

**ITEM 1: CALL TO ORDER/ROLL CALL**

Chairman Karl Nail  
Vice Chairman James Inskeep  
Trustee Cindy Frizzell  
Trustee Linda Molsbee  
Trustee Chris Turner

**ITEM 2: DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF THE  
AGENDA**

**ITEM 3: CITIZENS' COMMENTS**

**ITEM 4: CONSENT AGENDA**

- A. Minutes:
  - April 12, 2010
  - April 26, 2010
  - May 5, 2010
- B. Claims
- C. Transfer of Funds
- D. Appropriation of Funds
- E. DWSRF Payment Request #5
- F. OKC Connection Claims

**ITEM 5: DISCUSS AND ACT ON CONTRACT FOR PHASE II OF THE  
CANADIAN RIVER WASTELOAD ALLOCATION**

**ITEM 6: DISCUSSION AND POSSIBLE ACTION ON ACCEPTING FINANCING  
BID FROM THE FIRST NATIONAL BANK AND TRUST COMPANY,  
CHICKASHA, OKLAHOMA , AND ENTERING INTO A \$700,000.00  
FINANCING ARRANGEMENT CONSISTING OF A NOTE, SECURITY  
AGREEMENT AND OTHER DOCUMENTS WITH SAID BANK FOR  
THE NEWCASTLE POLICE STATION PROJECT AND  
COLLATERALIZING SAID INDEBTEDNESS BY PLEDGING THE  
1 CENT SALES TAX PASSED BY THE CITY OF NEWCASTLE  
PURSUANT TO ORDINANCE NO. 102A AND DIRECTING THE CITY  
AND AUTHORITY ATTORNEY, CITY MANAGER AND OTHER  
APPROPRIATE OFFICERS OF THE CITY OF NEWCASTLE AND THE  
NEWCASTLE PUBLIC WORKS AUTHORITY TO PREPARE AND**

**EXECUTE ALL DOCUMENTATION NECESSARY FOR SAID  
PURPOSES**

**ITEM 7: DISCUSSION AND POSSIBLE ACTION APPROVING SERVICE  
AGREEMENT WITH PENSION RESOURCES CORPORATION FOR  
THIRD PARTY ADMINISTRATION OF CITY OF NEWCASTLE/NPWA  
EMPLOYEE 401(K) RETIREMENT PLAN**

**ITEM 8: CITY MANAGER'S COMMENTS**

**ITEM 9: TRUSTEES' COMMENTS**

**ITEM 10: OLD BUSINESS**

**ITEM 11: NEW BUSINESS**

**ITEM 12: ADJOURNMENT**

**DATE AND TIME POSTED: On or before 6:00 P.M., Thursday, May 13, 2010**

**SIGNATURE OF PERSON**

**POSTING NOTICE:**

**TITLE:**

\_\_\_\_\_  
**SECRETARY**

**NOTICE AND AGENDA OF A SPECIAL  
MEETING OF THE NEWCASTLE CITY COUNCIL  
(Amended 5/14/10)**

**DATE:** May 17, 2010

**TIME:** 6:00 P.M.

**PLACE:** NEWCASTLE MULTI-PURPOSE CENTER  
705 NW 10<sup>TH</sup> STREET

**ITEM 1:** CALL TO ORDER/ROLL CALL

Mayor Karl Nail  
Vice Mayor James Inskeep  
Council Member Cindy Frizzell  
Council Member Linda Molsbee  
Council Member Chris Turner

**ITEM 2:** DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF THE  
AGENDA

**ITEM 3:** CITIZENS' COMMENTS

**ITEM 4:** CONSENT AGENDA

- A. Minutes:
  - April 12, 2010
  - April 26, 2010
  - May 5, 2010
- B. Claims
- C. Transfer of Funds
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- E. DWSRF Payment Request #5
- F. OKC Connection Claims

**ITEM 5:** DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS OF  
PLANNING COMMISSION

**Planning Commission Agenda Item No. 8 (April 26, 2010 Special Meeting):**  
**A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE  
PERMITTED ON REVIEW FOR THE ESTATE OF BOB C. BONNY FOR  
THE USE OF A RIDING CLUB AND HOME ON NORTH END OF 5.1  
ACRES LOCATED IN THE SW/4 OF SECTION 28, TOWNSHIP 9  
NORTH, RANGE 4 WEST, I.M., McCLAIN COUNTY, OKLAHOMA.  
PROPERTY ADDRESS: SW 24<sup>TH</sup> & BONNY ROAD (UPOR #2010-001)**

- A. The Planning Commission recommends approval of the UPOR for the  
Bob Bonny Estate for a riding club.

**Planning Commission Agenda Item No. 9 (April 26, 2010 Special Meeting):**

**A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR USE PERMITTED ON REVIEW FOR A CONDITIONAL USE PERMIT FOR SOUTH CANADIAN LAND, LLC, JIM AGAR, PRESIDENT, TO DRILL AND PRODUCE AN OIL AND GAS WELL LOCATED IN SE/4 OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 4 WEST, I.M., McCLAIN COUNTY, OKLAHOMA (UPOR #2010-002)**

- B. The Planning Commission recommends approval of the UPOR for a Conditional Use Permit for South Canadian Land, LLC, Jim Agar, President/Unit Petroleum to drill and produce an oil and gas well subject to the following:**
- 1. Need perimeter site screen fencing upon completion**

**Planning Commission Agenda Item No. 10 (April 26, 2010 Special Meeting):**

**A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM E-1 (SUBURBAN ESTATE RESIDENTIAL DISTRICT) TO E-2 (URBAN ESTATE RESIDENTIAL DISTRICT) FOR TOMMY P. AND JOAN A. GREENWOOD REVOCABLE TRUST DATED 4-10-2003 LOCATED IN THE NW/C OF THE NW/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., McCLAIN COUNTY, OKLAHOMA. PROPERTY ADDRESS: 1820 S. PORTLAND AVENUE, NEWCASTLE, OKLAHOMA (R #2010-001)**

- C. The Planning Commission recommends approval of Ordinance No. 656 rezoning property from E-1 to E-2 for Tommy and Joan Greenwood**
- D. Adoption of the Emergency Clause for Ordinance No. 656**

**Planning Commission Agenda Item No. 11 (April 26, 2010 Special Meeting):**

**A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR REZONING FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT) FOR NEWCASTLE AFFORDABLE HOUSING, L.P. (RED CEDAR VILLAGE OF NEWCASTLE) LOCATED IN THE N/2 SW/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 4 WEST, I.M., McCLAIN COUNTY, OKLAHOMA. PROPERTY ADDRESS: WALKER DRIVE, NEWCASTLE, OKLAHOMA (R #2010-002)**

- E. The Planning Commission recommends approval of Ordinance No. 657 for Red Cedar Village of Newcastle PUD and Master Plan subject to:**
- 1. Addition of provision providing brick exterior to buildings;**
  - 2. Addition of provision for proper or additional parking;**
  - 3. Deletion of an homeowner association reference;**
  - 4. Discuss changing 6-inch water line to 8-inch;**
  - 5. Discuss fencing barrier or landscape buffer to the north**
- F. Adoption of the Emergency Clause for Ordinance No. 657**

**Planning Commission Agenda Item No. 12 (April 26, 2010 Special Meeting):**

**DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT OF CATHEY HOLDING COMPANY, LLC**

- G. The Planning Commission recommends conditional approval of the Preliminary Plat of Cathey Holding Company, LLC subject to the following:**
- 1. Addition of callout for fire box gated access;**
  - 2. Details set out for turnarounds;**
  - 3. Shape requirement to insure the two southeast lots are 5 acres**

**Planning Commission Agenda Item No. 13 (April 26, 2010 Special Meeting):**  
**DISCUSSION AND POSSIBLE ACTION ON HIGHWAY 37 OVERLAY DISTRICT**

- H. The Planning Commission recommends returning the Highway 37 Overlay District as previously presented to City Council noting that the depth is in Overlay District Ordinance and not addressable by these provisions, and would need separate noticing**

**ITEM 6: DISCUSSION AND POSSIBLE ACTION ON PLACEMENT OF SCHOOL BUS STOP SIGNS ON NW 16<sup>th</sup> STREET**

**ITEM 7: DISCUSSION AND POSSIBLE ACTION ON JOINT PROJECT TO PAVE DEL REX DRIVE**

**ITEM 8: DISCUSSION AND POSSIBLE ACTION ON PROPOSAL FROM UNITED SYSTEMS TECHNOLOGY, INC. (USTI)**

**ITEM 9: DISCUSSION AND POSSIBLE ACTION ON ACCEPTING FINANCING BID FROM THE FIRST NATIONAL BANK AND TRUST COMPANY, CHICKASHA, OKLAHOMA AND ENTERING INTO A \$700,000.00 FINANCING ARRANGEMENT CONSISTING OF A NOTE, SECURITY AGREEMENT AND OTHER DOCUMENTS WITH SAID BANK FOR THE NEWCASTLE POLICE STATION PROJECT AND COLLATERALIZING SAID INDEBTEDNESS BY PLEDGING THE 1 CENT SALES TAX PASSED BY THE CITY OF NEWCASTLE PURSUANT TO ORDINANCE NO. 102A AND DIRECTING THE CITY AND AUTHORITY ATTORNEY, CITY MANAGER AND OTHER APPROPRIATE OFFICERS OF THE CITY OF NEWCASTLE AND THE NEWCASTLE PUBLIC WORKS AUTHORITY TO PREPARE AND EXECUTE ALL DOCUMENTATION NECESSARY FOR SAID PURPOSES**

**ITEM 10: DISCUSS AND ACT ON CONTRACT FOR PHASE II OF THE CANADIAN RIVER WASTELOAD ALLOCATION**

**ITEM 11: DISCUSSION AND POSSIBLE ACTION ON NEWCASTLE ECONOMIC DEVELOPMENT AUTHORITY APPOINTMENTS**

**ITEM 12: DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF SUMMER PROGRAM BUDGET**

**ITEM 13: DISCUSSION AND POSSIBLE ACTION APPROVING SERVICE AGREEMENT WITH PENSION RESOURCES CORPORATION FOR**

**THIRD PARTY ADMINISTRATION OF CITY OF NEWCASTLE/NPWA  
EMPLOYEE 401(K) RETIREMENT PLAN**

- ITEM 14: DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING THE  
MAYOR TO NEGOTIATE CITY MANAGER'S CONTRACT**
- ITEM 15: CITY MANAGER'S COMMENTS**
- ITEM 16: COUNCIL MEMBERS' COMMENTS**
- ITEM 17: OLD BUSINESS**
- ITEM 18: NEW BUSINESS**
- ITEM 19: A. DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO AN  
EXECUTIVE SESSION AS PERMITTED UNDER 25 O.S. 307.B.2  
DISCUSSING NEGOTIATIONS CONCERNING EMPLOYEES AND  
REPRESENTATIVES OF EMPLOYEE GROUPS (IAFF LOCAL 3910)**
- B. DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO  
AN EXECUTIVE SESSION AS PERMITTED UNDER 25 O.S. SECTION  
307.B(4) FOR CONFIDENTIAL COMMUNICATIONS BETWEEN A  
PUBLIC BODY AND ITS ATTORNEY CONCERNING A PENDING  
INVESTIGATION, CLAIM, OR ACTION IF THE PUBLIC BODY, WITH  
THE ADVICE OF ITS ATTORNEY, DETERMINES THAT  
DISCLOSURE WILL SERIOUSLY IMPAIR THE ABILITY OF THE  
PUBLIC BODY TO PROCESS THE CLAIM OR CONDUCT A PENDING  
INVESTIGATION, LITIGATION, OR PROCEEDING IN THE PUBLIC  
INTEREST (DAVID FLEENOR AND/OR FLEENOR ENTERPRISES)**
- C. DISCUSSION AND POSSIBLE ACTION ON ANY ITEMS  
DISCUSSED IN EXECUTIVE SESSION**
- ITEM 20: ADJOURNMENT**

**DATE AND TIME POSTED: On or before 6:00 P.M., Friday, May 14, 2010**

**SIGNATURE OF PERSON**

**POSTING NOTICE:**

**TITLE:**

\_\_\_\_\_  
**CITY CLERK**