

THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING - City Hall
October 31, 2022 5:30 P.M.

Bart Bogle
Mackenzie Haff
Tim Hoffman

Albert Jones, Mayor
Tony Lowe
Pam Stephens-Karnes

MINUTES

1. **Call to Order:** Meeting called to order at 5:33 pm with members, Stephens-Karnes, Hoffman, and Lowe present.
Haff arrived at 6:01 pm. Bogle was not in attendance.
2. **Approval or Correction of Minutes:** Regular Meeting on September 26, 2022: Motion to approve by Stephens-Karnes, Second by Hoffman. All Aye's. Motion Carried.
3. **Recognize Unscheduled Speakers:** None
4. **Treasurer's Report:** Tim Hoffman Approval of check number 2752 – 2755 Motion to approve Checks Stephens-Karnes. Second by Lowe. All Aye's Motion Carried.
Treasurer's Report as presented Motion to approve by Stephens-Karnes, Second Lowe. All Aye's. Motion Carries
Building Fund: \$1,192.65 Treasury Fund: \$500,754.85 Checking Account: \$141,271.16
5. **Chairman's Report:** Pam Stephens-Karnes. Stephens-Karnes is struggling to manage the volunteer duties of being the Chairman of TCWEDA Board along with a full-time job. The TCWEDA positions are all volunteer and unpaid positions. The economic development of Wagoner has grown beyond what volunteers can handle. Stephens-Karnes would like to revisit previous discussions of hiring paid positions such as an Executive Director or an Administrative Assistant.
6. **Mayors Report:** Albert Jones – No report.
7. **Retail Report:** Rickey Hayes – Hayes has been working with a group from Dallas regarding multi-family housing. This group is extremely interested in Wagoner over other communities nearby.
8. **Discussion and Possible Action:** Approval of Brush hogging and tree removal, mulching of 9 +- acres in Industrial Park. Received two quotes; CA Land Clearing \$5,000 and Norman Adams \$17,500. Motion to Approve CA Land Clearing for \$5,000 by Hoffman, Seconded by Lowe. All Ayes. Motion Carries.
9. **Discussion and Possible Action:** Approval of the water retention pond plans for 10 acres that were drafted by Bill Smith. The plans are to build a water retention facility that would cover TCWEDA's ten acres. The retention facility itself would take up approximately ½ an acre. The developmental services department and the floodplane manager have previously approved the water retention facility plans. Per the approvals from the City of Wagoner TCWEDA agrees to move forward with the plans drafted by Bill Smith. Motion from Hoffman to approve plans for water

retention facility. Second from Haff. Voice vote unanimous. Motion carries. Note: on November 17, 2022 The Chair visited the site and work that the Wagoner Public Works Authority has done on and south of the DMI Facility will change all Stormwater plans. This Approved Motion will be re-visited on the November Agenda. It will have to be revised by Bill Smith Stormwater Floodplain manager.

- 10. Discussion Only:** Discussion of the land use adjacent to the cell phone tower for the design of the new City pound. Currently, Wagoner has 8-10 kennels for use as the City pound. TCWEDA is interested in donating to the City, approximately 0.66 acres of the vacant property to the East of the cell phone tower in the industrial park for use as a new City pound. As an example, plans were provided of the Pryor Animal Care Facility which is a 4,000 sq ft facility and includes between 50-60 kennels. TCWEDA needs to confirm the property that is part of the cell phone tower lease before going any further. No Action Taken.
- 11. Discussion and Possible Action:** TCWEDA to sponsor the Christmas decorating contest not to exceed \$350. Motion to approve the Christmas decorating contest from Lowe. Second from Hoffman. Voice vote unanimous. Motion carries.
- 12. Discussion and Possible Action:** This Board may consider retiring into Executive Session for the purpose of conferring on matters pertaining to economic development, in which public disclosure of the matter discussed would violate the confidentiality of the business, in accordance with 25 O.S. Section 307 (c)(11). Motion from Stephens-Karnes to enter into executive session at 6:48 pm. Second from Lowe. Voice vote unanimous. Motion carries.
- 13. Discussion and Possible Approval of an Economic Development Proposal:** Motion to exit executive session and enter regular meeting at 8:19 pm from Stephens-Karnes with no action taken. Second from Lowe. Voice vote unanimous. Motion carries.
- 14. Adjournment:** Motion to adjourn at 8:19 pm from Stephens-Karnes. Second from Haff. Voice vote unanimous. Motion carries.

Pam Stephens-Karnes