

**THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY**  
**REGULAR MEETING - City Hall**  
**JULY 31, 2023 5:30 P.M.**

Dalton Self, Mayor  
Tony Lowe, Chairman  
Phillip Sullivan – Vice Chairman

Bart Bogle – Member  
Pam Stephens Karnes - Member  
Tim Hoffman, Treasurer

**MINUTES**

1. **Call to Order:** Chairman Tony Lowe calls the meeting to order at 5:30 pm
2. **Approval or Correction of Minutes:** Regular Meeting on June 26, 2023  
Lowe: Motion to Approve, Second by Bogle. Sullivan yes, Karnes abstain, Hoffman is absent. Motion carries.
3. **Recognize scheduled speakers:** Chris Wallace or Mattie Abbot ODOT: Chris Wallace gave an update on the paving of Cherokee/hwy 51. Possibly October if the contractor (Becco) is done in Okmulgee. Worst case scenario: will have to rebid the job and could be spring 2024 if rebid. Ron Hayes asked that the flooding between the tracks be addressed. Wallace also mentioned two bridges being replaced on North 69 as well. The Raise grant will be addressed in a public meeting before next summer.
4. **Treasurer's Report:** Tim Hoffman.  
Hoffman is absent. Chairman Lowe gave a report.  
Checks to be paid: EZ Lawn Service \$1775.00  
Larry Schmaltz, PE for shared wall inspection \$1016.50  
David Weatherford for Bloom demand letter \$75.00  
Motion to approve by Karnes, Second by Bogle. Sullivan abstains due to brother working for EZ Lawn Service. Hoffman is absent. Yes by Lowe. Motion carries.  
  
Bank report: Blue Sky \$202,800.81  
Treasury fund \$308,228.84  
Checking Account \$133,997.17
5. **Chairman's Report:** Tony Lowe. Will close on the Reynolds property 8/8-8/11. Will close on the cell tower this month. Need to send the minutes and agenda from this meeting and they will give a closing date.. Met with MET at Park 1. They will put their layout together and will bring it back to Weda to approve before they put the concrete in place. DMI wants to purchase the ten acres in the park so they will be putting some numbers together for them.

6. **Mayors Report:** Dalton Self-none

7. **Committee Report:** BOB comprehensive structure report.Sullivan reporting for committee.

Mayor Self, John Chandler. Two members of the county economic development board, Steve Nicholas and Orlin Emmons and Duane Elam. They are interested in helping with that project and will put it on their next agenda. Lowe asked if any other committee members wanted to comment. No comment.

8. **Presentation :** Gerard Niessink – BOB

Mr. Neissink presented the council with a business plan to purchase the Bob for \$135,000 in a ten year note payable in ten years in one payment. His plan is to put in a farmers market and in phase two, rebuild the bobs and use the buildings as a year round market.

9. **Discussion and Possible Action:** Business development agreement for BOB

Lowe: agreement with Wagoner County and move forward with a green space is what we are going to do. County has agreed to get on board with it and also the private donor. Chairman Lowe made a motion to pay the \$15,000 for the drawing to RL Shears. Bogle and Karnes questioned whether it was a part of the agenda item. Lowe said he talked to legal and this can be a part of the development agreement discussion. Karnes asked if there was a business development agreement to talk about and Lowe stated, “No, we are going to talk about how we are going to proceed. Discussion as to what Shears has done ensued. Bogle made the motion to pay \$15,000 if it clears legal. Karnes asked just what the motion was. Lowe clarified it was to pay the Shears for the drawings and asked Karnes to help with the development agreement. Karnes goes back to what are we voting on. Agenda item is vague. Asked for an invoice. Lowe and Sullivan said we have an estimate. Karnes questioned the vagueness of the agenda item again. Lowe said in future we will be more detailed as we go along, reminded there is a motion on the floor by Bogle. Sullivan second. Voice vote passed. Lowe again asked Karnes to help with the development agreement.

10. **Discussion only :** Harris Building repair and renovation.

Lowe wants to go get a bid for TPO to do the roof project. May have to do the work themselves to get the work done. Karnes mentioned a gathering of estimates of the roof and the SE side of the building. Karnes stressed the bid process and explained what split payments are and how to go about it to not violate things. Discussion ensues about pricing and how the roof lays. Karnes explained how things are and how things could be. She talked about how other roofs around town have been neglected and affected nearby buildings.

11. **Presentation :** John Means Music. Johns Means is opening a music store downtown. Will offer instruments, accessories, music lessons, do giveaways, have “rock camp”, help local churches with their sound systems plus much more, and be asked to be part of the \$1000 small biz grant process.

12. **Discussion and Possible Action :** Business development agreement John Means Music

No action taken.

**13. Discussion and Possible Action :** Request to use “BOB” for the Bluegrass & Chili Festival (September 1-12) setup up, Event, Tear down. and the Wagoner Your Christmas Destination Event (November 1- through January 9)

Motion by Lowe, Second by Sullivan. Voice vote carries.

**14. Discussion and Possible Action:** Budget review 2023/2024 and approval. Budget was discussed and approved. Auditing went up per Bogle. Karnes asked about the sign machine. Can they use those to redo the entrance to park 1. They will see if the city sign machine is capable of doing those. This will be looked at. The State Champion sign was discussed and Mayor Self said Elam is the one to talk to about it.

Budget was discussed. Motion to approve by Karnes, Second by Lowe. Voice vote carries.

**15. Discussion and Possible Action:** Small Business Grants 4 each at 1000 per Grant. Karnes made the motion that small business grants be clarified. Lions are doing that. Karnes made the motion that Lions up the cycle to 3 times a year at \$1000 each. Lowe asked if Karnes is a member of the Lions and she stated yes. Second by Lowe. Voice vote carries.

**16. Discussion and Possible Action:** Crown Castle sale of Lease final approval. Minutes from the previous meeting stated no action taken so need to vote again.

Motion to sign contract by Bogle. Second by Sullivan. Voice vote carries.

**17. Discussion and Possible Action:** HARRIS Building lot split Survey

To add the piece behind the Harris building to the bob. Looking at the legal there is a 20 foot appx space that belongs to the Harris bld to be utilized by the BOB. Karnes asked if Jessica had been involved in that. Lowe stated yes she had. They already had the quote so Lowe stated he already gave them the go ahead to do it. “I’m just looking for that approval now.” Bogle abstained. Sullivan made the motion to approve. Lowe seconded. Karnes, yes. Motion passes.

**Discussion and Possible Action:** Sponsorship for Moon’s Bowling Alley grand opening.

4 port a johns for \$654 sponsorship. Will be a banner acknowledging the donation. Motion to approve by Karnes, second by Lowe. Voice vote all carries.

**19. Adjournment      Motion by Bogle. Second by Sullivan Voice vote carries. 7:07pm**