

CHICKASHA



August 5, 2024

Office of the City Clerk

The **REGULAR** meeting of the **CHICKASHA CITY COUNCIL** was held in the council chambers in city hall on the 5th day of August 2024 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Mayor Grayson called the meeting to order at 6:30 p.m.

ITEM 1. Call to Order / Roll Call / Opening Prayer / Pledge of Allegiance

MAYOR AND COUNCIL

PRESENT: Zachary Grayson, Mayor
Georgianne Hebblethwaite, Vice-Mayor
Kelly Boyd
Oscar Nelson
Kea Ginn – arrived at 6:33 p.m.
John Smith
Erica Alexander
Charlie Burruss
Brian Gerdes

ABSENT: None

STAFF

PRESENT: Keith Johnson, City Manager
Amanda Mullins, City Attorney
Rachel Berish, Asst. City Manager
Susan McDaniel, City Clerk
Chief Music, Police Dept.
Tony Samaniego, Fire Chief
Elaine Jensen, Finance Director
Darren Martin, Chief Bldg. Inspector
Jim Crosby, Public Works Director
Spencer Winzenried, Parks & Rec Director
Lillie Huckaby, Library Director
Tracey Austin, HR Director
Shae Mortimer, Marketing and Civic Engagement Manager

City of Chickasha

117 North 4th Street, Chickasha, OK 73018 • (405) 222-6001 • Susan.McDaniel@chickasha.org

The City of Chickasha is an equal opportunity employer and provider. For TDD/TTY assistance, please dial 711.

City Council Meeting 8-5-2024
6:30 p.m.

ITEM 1. **Call to Order/Roll Call/Opening Prayer/Pledge of Allegiance:**

Roll call:

Boyd – Present
Nelson – Present
Ginn - Present
Hebblethwaite – Present
Smith - Present
Alexander – Present
Burruss - Present
Gerdes – Present
Grayson - Present

Council Member Boyd gave the invocation and Council Member Nelson the Pledge of Allegiance.

ITEM 2. **Citizen Comments:**

(City Council Rules and Regulations limit visitor comments to a maximum of three minutes.)

ITEM 3. **Council Communications.**

- a. Police Officer's Oath of Office – Judge Chaffin administered the Officer's Oath of Office to Officer Hunter Sanders.
- b. Police Department Promotion Ceremony.
- c. Presentation by Jim Cowan, Executive Director Chickasha Economic Development Council.

Vice Mayor Hebblethwaite asked that everyone remember the family of Michael Wise, Chickasha Firefighter who passed away recently.

Council Member Burruss inquired if anyone had checked in to speak publicly to the Council.

Council Member Smith thanked the Public Works Department for clearing out the drainage ditch behind Homeland.

ITEM 4. **Consent Docket: ITEM 4a through ITEM 4d.**

ITEM 4a. **Acceptance of the minutes of the July 15, 2024, regular Council Meeting.**

City Council Meeting 8-5-2024
6:30 p.m.

ITEM 4b. Acceptance of Claims List.

ITEM 4c. Approve OKMRF At-Large Trustee selection and adoption of Resolution 2024-19R casting the ballot for the City of Chickasha.

ITEM 4d. Appointment of Alexis Adams to the Planning Commission replacing Nate McCalla with a term expiring June 30, 2026.

*Motion by Council Member Hebblethwaite, second by Council Member Alexander to approve the Consent Docket Item 4a – 4 d.

** Amended Motion by Council Member Hebblethwaite, second by Council Member Alexander to approve the Consent Docket Item 4b – 4c.

Roll call vote:

Ayes:” Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, Gerdes and Grayson.

“Nays:” None

“Abstain:” Burruss

Motion carried. 8-0-1

ITEM 5. Discussion/Approval of Items Removed from Consent Docket:

ITEM 4a. Acceptance of the minutes of the July 15, 2024, regular Council Meeting.

*Motion by Council Member Hebblethwaite, second by Council Member Gerdes to approve the Consent Docket Item 4a.

Roll call vote:

Ayes:” Boyd, Nelson, Hebblethwaite, Smith, Alexander, Gerdes and Grayson.

“Nays:” Burruss

“Abstain:” Ginn

Motion carried. 7-1-1

ITEM 4d. Appointment of Alexis Adams to the Planning Commission replacing Nate McCalla with a term expiring June 30, 2026.

*Motion by Council Member Smith, second by Council Member Alexander to approve the Consent Docket Item 4d.

Roll call vote:

Ayes:” Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Gerdes and Grayson.

“Nays:” None

“Abstain:” None

Motion carried. 9-0

ITEM 6. **Discussion and Consideration Items:**

ITEM6a. **Presentation relating to proposed Gateway to Chickasha Economic Development Project Plan and Increment Areas A and B.**

ITEM 6b. **Public Hearing – regarding the proposed creation of two increment districts and adoption of the Gateway to Chickasha Economic Development Project Plan.**

Public Hearing opened at 8:26 p.m.

Torry Wise, Chickasha – asked the City to consider taking the TIF to the vote of the people.

Bud Lowe, Chickasha – asked the City to consider removing his property from the area included in the TIF area.

Eric Anderson, Chickasha – stated he believes a TIF can be a useful tool, however, would like to know about the administration of it and steps moving forward. He would also like to know more information about the previous TIF.

George Thomas, Chickasha – gave his opinion of what land would not be able to be developed that was located within the TIF proposed area. He also asked that more information on the Leverage Act be provided.

Trenton Rippey, Chickasha - was concerned about imminent domain potential.

Chet Hitt, Chickasha – inquired about the potential of services being tapped into by surrounding properties outside of the current TIF designated area.

Public Hearing closed at 9:41 p.m.

Motion by Council Member Boyd and second by Council Member Alexander to take a short recess. Recess at 9:41 p.m.

Motion by Council Member Nelson and second by Council Member Hebblethwaite to reconvene open meeting. Reconvene at 9:52 p.m.

Roll Call:

Boyd -	Present
Nelson -	Present
Ginn -	Present
Hebblethwaite -	Present
Smith –	Present
Alexander –	Present
Burruss -	Present
Gerdes -	Present
Grayson -	Present

City Council Meeting 8-5-2024
6:30 p.m.

ITEM 6c. Discussion, consideration, and possible approval to authorize Staff to solicit bids for COC-2403 – Engine/Pumper Truck.

*Motion by Council Member Hebblethwaite and second by Council Member Alexander to authorize Staff to solicit bids for COC-2403 – Engine/Pumper Truck.

Roll call vote:

“Ayes:” Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Gerdes, and Grayson

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6d. Discussion, consideration, and possible action to authorize Staff to solicit bids for COC-2402 – 100 foot Aerial Fire Truck.

*Motion by Council Member Hebblethwaite and second by Council Member Alexander to authorize Staff to solicit bids for COC-2402 – 100 foot Aerial Fire Truck.

Roll call vote:

“Ayes:” Smith, Alexander, Burruss, Gerdes, Boyd, Nelson, Ginn, Hebblethwaite, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6e. Discussion, consideration, and possible action to renew the Zoll portable ventilator loan agreement with the Grady County 522 EMS District and authorize the Mayor to execute the same.

*Motion by Nelson and second by Council Member Boyd to renew the Zoll portable ventilator loan agreement with the Grady County 522 EMS District and authorize the Mayor to execute the same.

Roll call vote:

“Ayes:” Alexander, Burruss, Gerdes, Boyd, Nelson, Ginn, Hebblethwaite, Smith, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6f. Discussion, consideration, and possible action to approve the annual Capitol Improvement Agreement with Grady County 522 EMS District and authorize the Mayor to execute the same.

City Council Meeting 8-5-2024
6:30 p.m.

*Motion by Council Member Alexander and second by Council Member Smith to approve the annual Capitol Improvement Agreement with Grady County 522 EMS District and authorize the Mayor to execute the same.

Roll call vote:

“Ayes:” Burruss, Gerdes, Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6g. Discussion, consideration, and possible action to approve the annual contract with the Grady County 522 EMS District and authorize the Mayor to execute the same.

*Motion by Council Member Alexander and second by Council Member Ginn to approve the annual contract with the Grady County 522 EMS District and authorize the Mayor to execute the same.

Roll call vote:

“Ayes:” Gerdes, Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, and Grayson.

“Nays:” None.

“Abstain:” Burrus.

Motion passed. 8-0-1

ITEM 6h. Discussion, consideration, and possible action to authorize the purchase of 10 new AR-15 platform patrol rifles for the Police Department from Valor Defense Depot, a Sons of Liberty distributor, for an amount not to exceed \$30,449.50.

*Motion by Council Member Hebblethwaite and second by Council Member Smith to authorize the purchase of 10 new AR-15 platform patrol rifles for the Police Department from Valor Defense Depot, a Sons of Liberty distributor, for an amount not to exceed \$30,449.50.

Roll call vote:

“Ayes:” Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Gerdes, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6i. Discussion, consideration, and possible action to approve the amendment to the Employee Policy Manual by addition of

City Council Meeting 8-5-2024
6:30 p.m.

Chapter 9: Miscellaneous – 9.06 Magnetic Lock Key Card Policy.

*Motion by Council Member Alexander and second by Council Member Smith to approve the amendment to the Employee Policy Manual by addition of Chapter 9: Miscellaneous – 9.06 Magnetic Lock Key Card Policy.

Roll call vote:

“Ayes:” Nelson, Ginn, Hebblethwaite, Smith, Alexander, Gerdes, Boyd, and Grayson.

“Nays:” Burruss.

“Abstain:” None.

Motion passed. 8-1

ITEM 6j. Discussion, consideration, and possible action to approve the 2024 Festival of Light Agreement for usage of Shannon Springs Park and authorize the Mayor to execute the same.

*Motion by Council Member Smith and second by Council Member Ginn to approve the 2024 Festival of Light Agreement for usage of Shannon Springs Park and authorize the Mayor to execute the same.

Roll call vote:

“Ayes:” Ginn, Hebblethwaite, Smith, Alexander, Gerdes, Boyd, Nelson, and Grayson.

“Nays:” Burruss.

“Abstain:” None.

Motion passed. 8-1

ITEM 6k. Discussion, consideration, and possible action to authorize a Consent and Acknowledgement Agreement with Western Farmers Electric Cooperative relating to an easement covering the following real property: A strip of land 200 feet wide in the Northeast Quarter (NE/4) of Section 34, Township 8 North, Range 9 West, Caddo County, Oklahoma.

*Motion by Council Member Hebblethwaite and second by Council Member Alexander to authorize a Consent and Acknowledgement Agreement with Western Farmers Electric Cooperative relating to an easement covering the following real property: A strip of land 200 feet wide in the Northeast Quarter (NE/4) of Section 34, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Council Member Burruss left his seat at 10:20 p.m.

Roll call vote:

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6:30 p.m.

“Ayes:” Hebblethwaite, Smith, Alexander, Gerdes, Boyd, Nelson, Ginn,
and Grayson.

“Nays:” None.

“Abstain:” None.

(Burruss is absent at the time of Roll Call Vote)

Motion passed. 8-0

ITEM 6l. Discussion, consideration, and possible action to authorize a Consent and Acknowledgement Agreement with Western Farmers Electric Cooperative relating to an easement covering the following real property: A strip of land 200 feet wide in the Northwest Quarter (NW/4) of Section 34, Township 8 North, Range 9 West, Caddo County, Oklahoma.

*Motion by Council Member Alexander and second by Council Member Smith to authorize a Consent and Acknowledgement Agreement with Western Farmers Electric Cooperative relating to an easement covering the following real property: A strip of land 200 feet wide in the Northwest Quarter (NW/4) of Section 34, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Roll call vote:

“Ayes:” Smith, Alexander, Gerdes, Boyd, Nelson, Ginn, Hebblethwaite,
and Grayson.

“Nays:” None.

“Abstain:” None.

(Burruss is absent at the time of Roll Call Vote)

Motion passed. 8-0

ITEM 6m. Discussion, consideration, and possible action to authorize a Consent and Acknowledgement Agreement with Western Farmers Electric Cooperative relating to an easement covering the following real property: A strip of land 200 feet wide in the Southwest Quarter (SW/4) of Section 14, Township 8 North, Range 9 West, Caddo County, Oklahoma.

*Motion by Council Member Hebblethwaite and second by Council Member Alexander to authorize a Consent and Acknowledgement Agreement with Western Farmers Electric Cooperative relating to an easement covering the following real property: A strip of land 200 feet wide in the Southwest Quarter (SW/4) of Section 14, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Roll call vote:

“Ayes:” Alexander, Gerdes, Boyd, Nelson, Ginn, Hebblethwaite, Smith,
and Grayson.

“Nays:” None.

“Abstain:” None.

City Council Meeting 8-5-2024
6:30 p.m.

(Burruss is absent at the time of Roll Call Vote)

Motion passed. 8-0

Council Member Burruss returns to his seat at 10:26 p.m.

ITEM 6n. Discussion, consideration, and possible action to approve the YMCA 35th Birthday Block Party on Saturday, August 24, 2024; closing of Chickasha Avenue from 7th Street to 8th Street during the event and waive any associated fees.

*Motion by Council Member Nelson and second by Council Member Ginn to approve the YMCA 35th Birthday Block Party on Saturday, August 24, 2024; closing of Chickasha Avenue from 7th Street to 8th Street during the event, and waive any associated fees.

Roll call vote:

“Ayes:” Burruss, Gerdes, Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6o. Discussion, consideration, and possible action to approve temporary street closure for a street festival sponsored by USAO to be held in the 200 block of Chickasha Avenue on August 29, 2024.

*Motion by Council Member Alexander and second by Council Member Gerdes to approve temporary street closure for a street festival sponsored by USAO to be held in the 200 block of Chickasha Avenue on August 29, 2024.

Roll call vote:

“Ayes:” Gerdes, Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, and Grayson.

“Nays:” Burruss.

“Abstain:” None.

Motion passed. 8-1

ITEM 6p. Discussion, consideration, and possible action to approve a request from USAO for a temporary street closing of 17th Street from Grand Avenue to Alabama Avenue on Thursday, August 22, 2024, from 7:00 a.m. to 2:00 p.m. for USAO’s Annual Move-In Day Event.

*Motion by Council Member Smith and second by Council Member Alexander to approve a request from USAO for a temporary street closing of 17th Street from Grand

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6:30 p.m.

Avenue to Alabama Avenue on Thursday, August 22, 2024 from 7:00 a.m. to 2:00 p.m.
for USAO's Annual Move-In Day Event.

Roll call vote:

"Ayes:" Boyd, Nelson, Ginn, Hebblethwaite, Smith, Alexander, Gerdes,
and Grayson.
"Nays:" Burruss.
"Abstain:" None.
Motion passed. 8-1

**ITEM 6q. Discussion, consideration, and possible action to authorize the
disbursement of the Central Business District Building Grant
for 611 W. Chickasha Avenue for Applicant Open Skies
Group, LLC in the amount of \$122,016.00.**

*Motion by Council Member Hebblethwaite and second by Council Member Ginn to
authorize the disbursement of the Central Business District Building Grant for 611 W.
Chickasha Avenue for Applicant Open Skies Group, LLC in the amount of \$122,016.00.

Roll call vote:

"Ayes:" Ginn, Hebblethwaite, Smith, Alexander, and Grayson.
"Nays:" Nelson, Burruss, Gerdes, Boyd.
"Abstain:" None.
Motion passed. 5-4

**ITEM 6r. Discussion, consideration, and possible action to approve Pay
Request No. 4 in the amount of \$288,420.00 – Construct 2-Box
Hangars project to W. L. McNatt.**

*Motion by Council Member Alexander and second by Council Member Burruss to
approve Pay Request No. 4 in the amount of \$288,420.00 – Construct 2-Box
Hangars project to W. L. McNatt.

Roll call vote:

"Ayes:" Ginn, Hebblethwaite, Smith, Alexander, Burruss, Gerdes, Boyd,
Nelson, and Grayson.
"Nays:" None.
"Abstain:" None.
Motion passed. 9-0

**ITEM 6s. Discussion, consideration, and possible action to approve
temporary street closure for a WFEC Employee Block Party to
be held in the 100 block of Chickasha Avenue on October 25,
2024, from 5:00 p.m. to 9:00 p.m.**

City Council Meeting 8-5-2024
6:30 p.m.

*Motion by Council Member Burruss and second by Council Member Hebblethwaite to approve temporary street closure for a WFEC Employee Block Party to be held in the 100 block of Chickasha Avenue on October 25, 2024, from 5:00 p.m. to 9:00 p.m.

Roll call vote:

“Ayes:” Hebblethwaite, Smith, Alexander, Burruss, Gerdes, Boyd, Nelson, Ginn, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

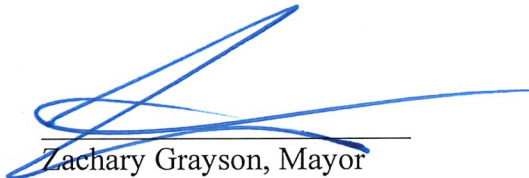
ITEM 7.

ITEM 7 Adjournment:

Motion by Council Member Hebblethwaite and second by Council Member Alexander to adjourn the meeting.

Meeting adjourned.

TIME: 10:33 P.M.

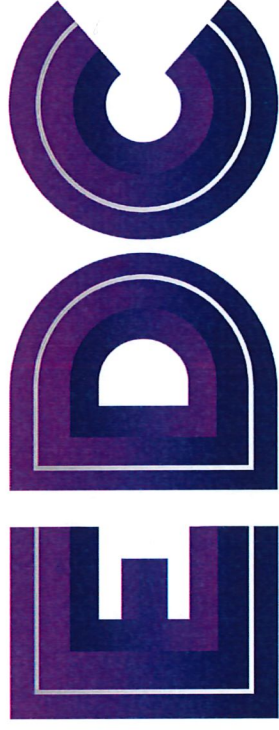

Zachary Grayson, Mayor



ATTEST:

Susan M. McDaniel, City Clerk

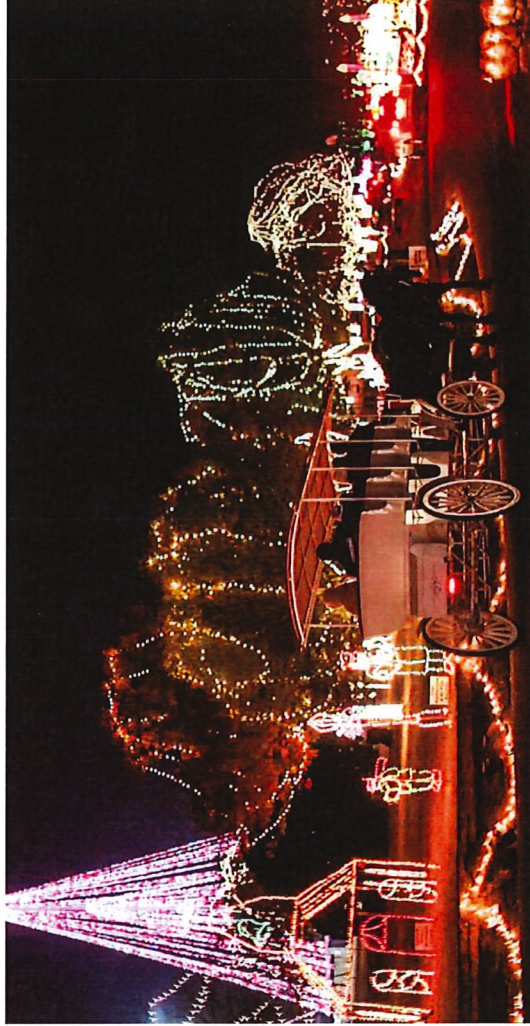
Approved this 19th day of August 2024.



CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

EDC Update 08.05.24

Visit
CHICKASHA
OKLAHOMA



FEATURED

Chickasha Festival of Light voted 2nd in USA Today's Top 10 Best Public Holiday Lights Display

Jessica Lane Dec 8, 2023

Visit Chickasha brings hardware back from tourism industry awards ceremony

Submitted Jun 18, 2024



9

AWARDS
RECEIVED
SINCE 2021

Oklahoma Travel Industry Association
June 11, 2024

A big congratulations to our RedBud Award recipient Visit Chickasha for Tourism Organization of the Year - Small Budget. We appreciate all you do for your communities and for helping make the OTIA the great organization it is today! Thank you to our Title Partner Edmond Electric for all their support!

Title Partner



Tourism Organization of the Year
Small Budget

T-Most of
any city
tourism
org.

Best Website
Small Budget

Best Partnership

Merit

Merit



Best Overall Marketing Campaign
Small Budget

RedBud

Merit

PROMOTING CHICKASHA



EAT

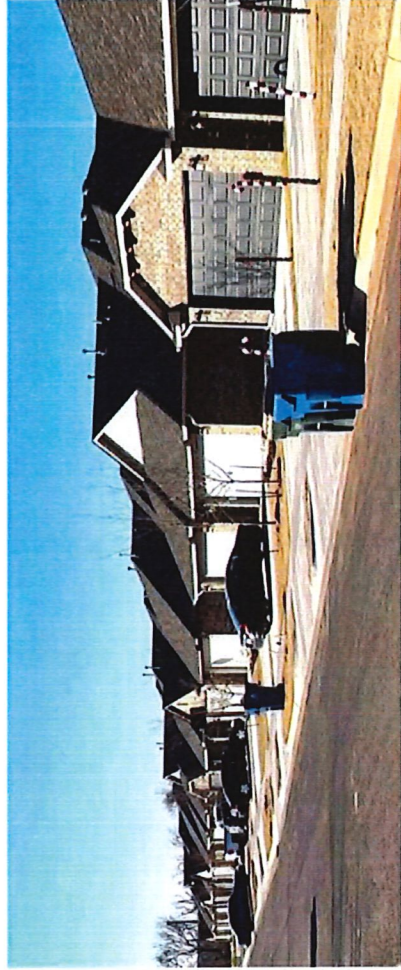
visitchickasha.com

HOUSING



Housing projects underway in Chickasha

By Mike W. Ray Staff Writer on Wednesday, January 10, 2024



Sources: City of Chickasha, U.S. Census Bureau

4

New & Upcoming Single-Family Developments

3

New & Upcoming Multi-Family Developments

61

New Residential Permits Issued FY 2023-24

4.3%

Population Growth 2020-2023

JOBS

704 (7.1%)

Increase in avg. monthly employment; Grady County, 2023 vs. 2022

\$2,612 (5.7%)

Increase in avg. annual wages

42%

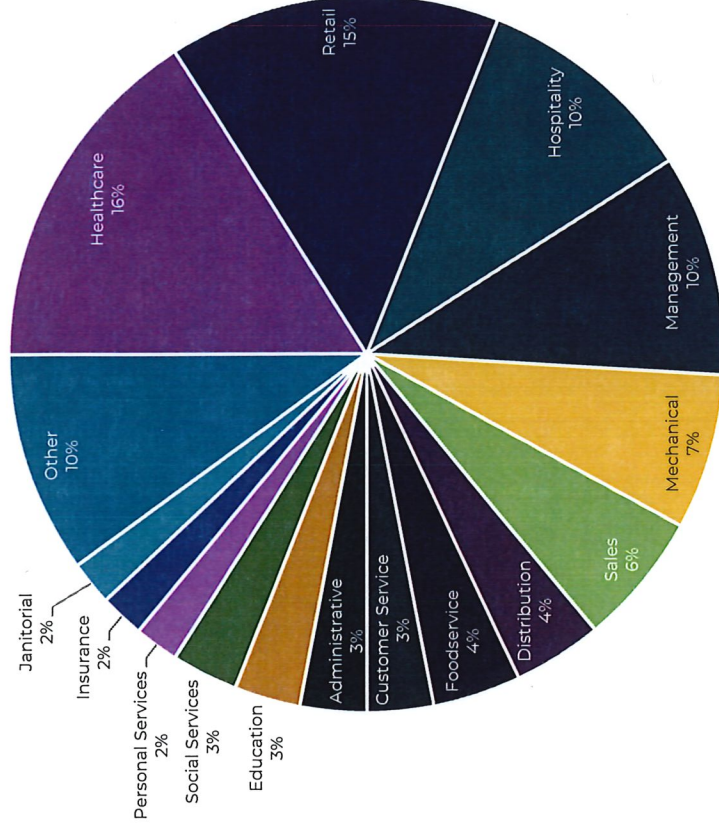
Job postings in Chickasha as of 7-31 requiring degrees or certifications

3.3%

Grady County unemployment, June 2024
(2nd lowest in South Central Region)

Stephens Co.: **3.9%** - Comanche Co.: **4.2%**

Job Postings in Chickasha



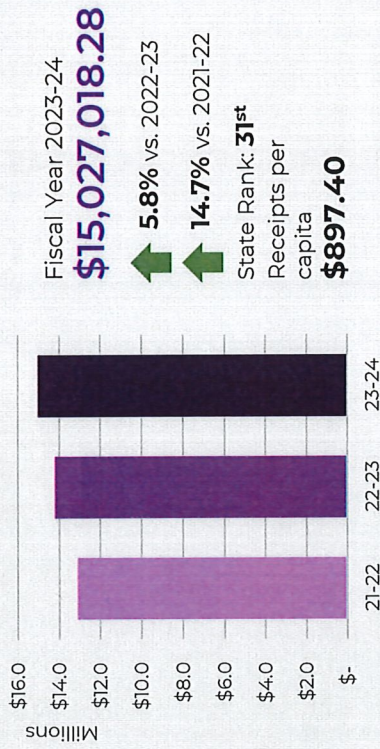
Sources: BLS, OESC, ZipRecruiter

Chickasha By the Numbers

Fiscal Year 2023-24

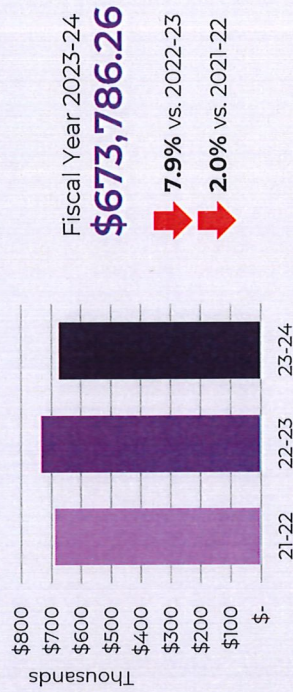


Sales Tax



*The year-over-year comparisons do not account for the 0.5% rate increase effective Jan. 1.

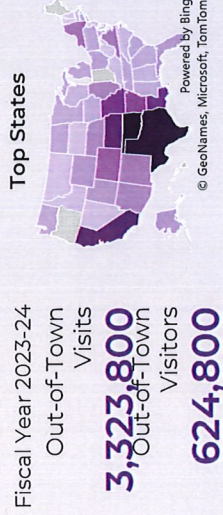
Hotel Tax



Buildings

Fiscal Year 2023-24
36 Commercial Permits Issued
128 Residential Permits Issued

Traffic



Employment

Chickasha LLM, Fiscal Year 2023-24
 Avg. Labor Force: **63,116**
 Comparison unavailable
 Avg. Unemployment: **3.1%**
 ↑ **0.2%**

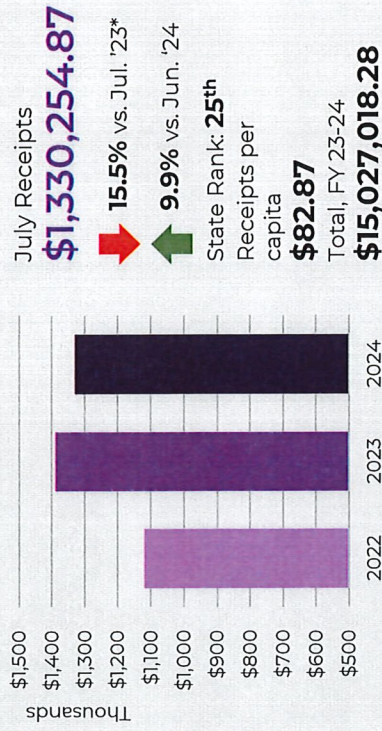
For sources and methodology, go to chickashaedc.com/by-the-numbers.

Chickasha By the Numbers

July 2024

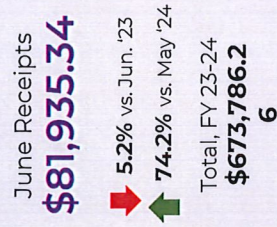


Sales Tax

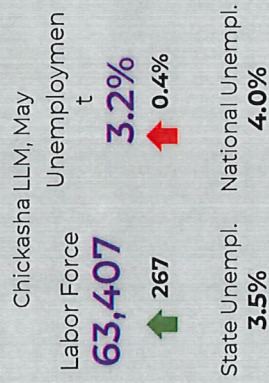


*The year-over-year percentage is adjusted for the 0.5% rate increase effective Jan. 1. The chart is not adjusted. Represents actual sales from May 16-31 and estimated sales from Jun. 1-15.

Hotel Tax



Employment



Buildings

2 Commercial Permits Issued

18 Residential Permits Issued

Traffic

Out-of-Town Visits

253,200

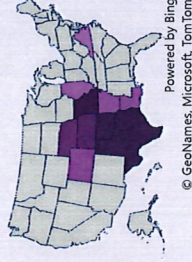
Out-of-Town Visitors

114,400

Year-to-Date Visits (2024)

1,429,300

Top States



Highlight

19,200

Out-of-town visitors in Chickasha on June 1, the largest daily count this calendar year. (Placer.ai)

Unless otherwise specified, data reflects June 2024. For sources and methodology, go to chickashaedc.com/by-the-numbers.

PUBLIC vs. PRIVATE INVESTMENT

Downtown Project	Downtown Grant Funding	Total Expenses
Chickasha Hotel	\$25,000*	\$6,200,000
Crazy 8 Café	\$50,000	\$150,000
Brandi's	\$85,000	\$809,911
The Speak/Brewery	\$195,337	\$587,000
The Flower Shop	\$80,620	\$632,788
Tammie's Bling	\$100,000	\$320,580
Petroleum Building	\$71,000	\$213,000
Perefitte/Nailynn	\$160,000	\$480,000
Legendary Bicycles	\$50,000	\$150,000
The Gathering	\$122,016	\$366,049
Roberto's	\$0	\$259,722
Wild Ox Axe Throwing	\$25,333	\$76,000
409/411 W Chickasha	\$40,000	\$143,945
Savoy 1902	\$266,666	\$800,000
Mill Building	\$52,525	\$200,000
Luigi's	\$124,750	\$377,335
Downtown Park Phase 1	N/A	\$1,400,000
Total	\$1,448,247	\$13,166,330

Numbers in purple are pending approval. *Waived fees only, no grant received.

TWISTERS



#1 - Okarche, OK



#2 - Oklahoma City, OK

**LOCATION #2
Park Avenue**

Downtown Oklahoma City's Park Avenue between Broadway and Robinson was transformed into New York City for the film as local streets were adorned with taxi cabs, subway signs, and more. In addition to Guided Acorn pictured here, Corporate Tower, a nearby multi-use office space on Robinson also doubled as an NYC-based National Weather Service Center.



#3 - Fairview, OK

**LOCATION #1
HWY 81 & HWY 3**

The overpass at the intersection of State Highway 81 and State Highway 3 is where the film's opening storm sequence was filmed using a combination of on-location filming and additional set construction on soundstages located at Oklahoma City's Prairie Surf Studio.

#4 - Burbank, OK



**LOCATION #4
County Rd 4030 & HWY 18**

Located 30 minutes west of Pawhuska, storm chasing sequences were filmed along these roadways in Burbank including scenes in which a tornado rips apart a wind farm and is later disrupted by fireworks.

#5 - El Reno, OK



**LOCATION #5
Bickford Avenue**

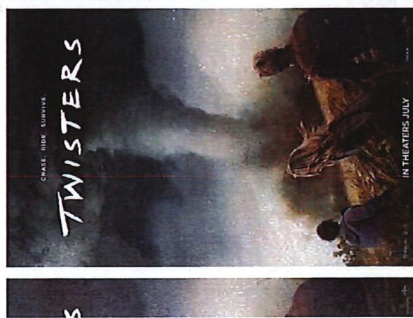
The heart of El Reno's historic downtown between Russell and Woodson St. became the setting for a local farmer's market, which sees one of the film's most explosive tornado sequences. Flying debris nods to the local scenery, ranging from the community's Heritage Express Trolley to oil derricks, and a collapsing water tower, which through digital "movie magic" was relocated to this area. The production even painted a custom mural for the film, which can be seen on the northwest corner of Bickford and Woodson on the JKM Jewelry Gifts & Locksmith building.

"If you feel it, chase it." Currently non-operational this rural gas station is where the film first introduces us to Glen Powell's character Tyler Owens and his group of storm chasers known as tornado wranglers.

All Photo credit: Melinda Sue Gordon/Universal Pictures, Warner Bros. Pictures and Amblin Entertainment. Guided Acorn photo credit: Yousef Hasani.



OKLAHOMA
Film + Music
okfilmmusic.org



ABOUT THE FILM

Directed by Oscar nominee Lee Isaac Chung ("Minari") and starring Golden Globe nominee Daisy Edgar-Jones ("Where the Crawdads Sing"), Glen Powell ("Top Gun: Maverick") and Anthony Ramos ("In the Heights"), "Twisters" is a current-day chapter of the 1996 blockbuster "Twister."

Produced by Universal Pictures, principal photography on "Twisters" first began in Oklahoma City on May 8, 2023. Throughout 60 days of principal photography, "Twisters" engaged with multiple communities statewide, including El Reno, Chickasha, Midwest City, Spencer, Kingfisher, Calumet, Hinton, Fairview, Okarche, Kremlin, Burbank and Pawhuska.

Throughout production, "Twisters" created 597 career opportunities for local crew and featured over 1,000 on-screen extras talent.



MUSIC



The "Twisters" movie soundtrack features four Oklahoma music artists:

- **Wyatt Flores** (Stillwater)
- **Wilderado** (Tulsa)
- **Ken Pomeroy** (Moore)
- **James McAllister** (Tulsa)

Scan QR code to hear the Twisters Soundtrack.



Photo credits: Melinda Sue Gordon/Universal Pictures; Warner Bros. Pictures and Amazon Entertainment

LOCATIONS CONTINUED

Brewer Field

Location: 8812 NE 23rd St. Oklahoma City, OK 73141
Located directly across the street from Colonial Motel, this privately-owned, empty land lot was used to stage the film's scripted Stillwater Rodeo Arena

Colonial Motel

Location: 8717 NE 23rd St., Oklahoma City, OK 73141
Described by actor Glen Powell as "one of the most incredible action sequences of all time," the Colonial Motel is where the film's characters seek refuge after a tornado erupts at the rodeo. A pool and extension of the hotel's main unit were temporarily constructed on-site, while the rodeo was staged across the street from the motel at Brewer Field.

The Gilded Acom

Location: 145 Park Ave., Oklahoma City, OK 73102
Located in the heart of the historic First National Center in Downtown Oklahoma City, this French patisserie was recast into a Manhattan diner and is one among many locations in the area which doubled for New York City.

J&J Trailer MGF Inc.

Location: 4318 Newcastle Rd., Oklahoma City, OK 73119
This family-owned and operated trailer manufacturer and retailer is featured in the film when the storm chasers look to purchase new equipment to disrupt tornadoes.

Heritage Inn

Location: 911 N. Main St., Fairview, OK 73737
Daisy Edgar Jones's character Kate Cooper takes a minute to get to know Tyler Owens (Glen Powell) and his crew at this quaint roadside inn following one of the film's storm sequences. This scene also features a brief music performance by Oklahoma artists Ken Pomeroy and James McAllister.

S. 17th St. - Chickasha

Location: Between W. Iowa Ave. & W. Dakota Ave
A portion of this local Chickasha neighborhood, including the former Wandora Tavern, became the fictional town of Crystal Springs resembling the aftermath of a tornado, including the construction of temporary homes built in vacant lots to resemble destroyed properties.

Midway

Location: 14413 US-81, Kremlin, OK 73753
Our cast of characters take a minute to recharge and refuel at this rural truck stop and convenience station ahead of their next storm chasing adventure.

The Centre Theatre

Location: 110 S. Bickford, El Reno, OK 73036
Dating back to the 1940s, El Reno's historic Centre Theatre has been a long-time destination for classic film screenings, live music, theatre, and now, "Twisters." This location finds our central characters seeking shelter from the destructive tornado which hits the El Reno Farmers Market. Scenes were filmed both on-location, as well as at OKC's Prairie Surf Studios, where additional interior sets were constructed.



Photo credit: Victoria Lee

Please note the movie is intended to promote local businesses and communities positively impacted by the filming of "Twisters." We do not encourage audiences to disturb any private properties when visiting locations or related sites, nor engage in any weather-related storm chases or stunts as depicted in the film as those were done in controlled environments by stunt professionals. Please call research provided sites ahead of your visit to confirm location hours & availability. Some sites may only allow exterior access.

City of Chickasha

PROPOSED GATEWAY TO CHICKASHA TAX INCREMENT FINANCE DISTRICT

Presentation – Public Hearing #1
August 5, 2024



TAX INCREMENT FINANCE

Tax Increment District (TIF)

- Authorized under Oklahoma Constitution Art 10, Sec. 6C
- Established pursuant to Local Development Act, Title 62, Oklahoma Statutes
- Apportions the “increment” of new tax revenue generated within the district to finance certain identified project costs
- Up to 25 full fiscal years
- TIF is an economic development tool used to incentivize capital investment in undeveloped or underdeveloped property to enhance the tax base and increase employment opportunities within the City.
- Created by City ordinance following completion of the TIF process

TAX INCREMENT FINANCE

- TIF Districts can only be established in areas that are at least one of the following:
 - a **reinvestment area**: an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, to preserve or enhance the tax base, or in which 50% or more of the structures are at least 35 years old;
 - an area that is blighted, as defined in the Urban Renewal Act;
 - a **historic preservation area**: an area or structure listed in or nominated to the National Register of Historic Places and subject to historic preservation zoning; or
 - an **enterprise area**: an area within a state or federal enterprise zone.

TAX INCREMENT FINANCE

- Ad valorem taxes from the base assessed value continues to go to taxing entities (school district, county, etc.)
- Increment is used to fund eligible project costs. These can include land acquisition, infrastructure, parking, financing and assistance in development finance.
- Can include property tax, sales tax and hotel tax
- Does not affect the tax rate; does not forgive the obligation to pay taxes

Basic TIF Model

Value Generation and Capture



TAX INCREMENT FINANCE

Reasons to Create a TIF District

- Attract Major Investment to the Area
- Serve as a Catalyst for creating new jobs and retain existing jobs
- Promote economic development to increase tax revenues, raise property values and improve economic stability
- Make possible investment and economic development and growth which would otherwise be difficult or impossible without the assistance provided by the TIF
- The “But For” Test – a litmus test for creating the TIF is whether the development would occur, to the same degree, in the same manner, without the creation of the TIF district.

TAX INCREMENT FINANCE

Process to Create a TIF District

- Creation of a TIF Review Committee
 - Representatives from each taxing jurisdiction
 - City Council Representative – serves as Chairperson
 - Planning Commission representative
 - 3 at large members; one must represent the retail industry in the community
- Increment Area and Project Area
 - Increment Area is the area where the incremental increase in tax revenues are collected
 - Project Area is where the funds can be spent
- Preparation of a Project Plan
 - Project Plan is required by state statute
 - Must outline eligibility for creation of the TIF
 - Historic Preservation, Enterprise Area, Reinvestment area
 - Budget
 - Desired outcomes
 - Administration of the TIF
 - Financial impact from the creation of the TIF
 - Maps showing the Project Area and Increment Area

TAX INCREMENT FINANCE

Process to Create a TIF District - continued

- TIF Review Committee meets to consider the Project Plan and make a recommendation to the City Council.
- Planning Commission must review and vote on the Project Plan for conformance with the City's Comprehensive Plan
- Project Plan is approved by City Ordinance
 - Requires 2 public hearings by City Council

TAX INCREMENT FINANCE

Other Considerations:

- Structure the Project Plan to share some of the incremental revenues with the other taxing jurisdictions, especially the school district.
- Carefully develop the increment area to make sure it includes properties that will increase in value.
- Project Area can be larger than the increment area. The Project Area is where TIF revenues can be spent.
- The Project Plan can include more than one Increment Area. Each increment area can be initiated at different dates but must be activated within 10 years of adoption of the Project Plan.

TAX INCREMENT FINANCE

Other Considerations continued:

- Include incremental sales tax and hotel tax revenues:
 - Allows the use of the Leverage Act and demonstrates that the City is also willing to allocate revenues to support the project.
- Oklahoma Local Development and Enterprise Zone Incentive Leverage Act
 - Can only be used in a TIF District
 - Allows cities to capture a portion of the state sales tax to support a project
 - Project must prove a benefit to the state in increased taxes

Proposed Gateway to Chickasha Increment District

Two primary development components:

- Downtown Chickasha Project and along Highway 62 Corridor Project
- Captures 50% of the ad valorem tax increment
 - Remaining 50% is allocated back to the affected taxing entities
- Captures 50% of sales tax revenues equal to 2.125% of 4.25% levied by City
- Captures 50% of the Hotel/Motel Taxes equal to 4% of 8% levied by City
- Will utilize 100% of the Leverage Act payments made by the State of Oklahoma
- Authorized Project Costs of \$581.6 million, primarily infrastructure
- Estimated total increment revenues of \$35.59 million

Proposed Gateway to Chickasha Tax Increment District

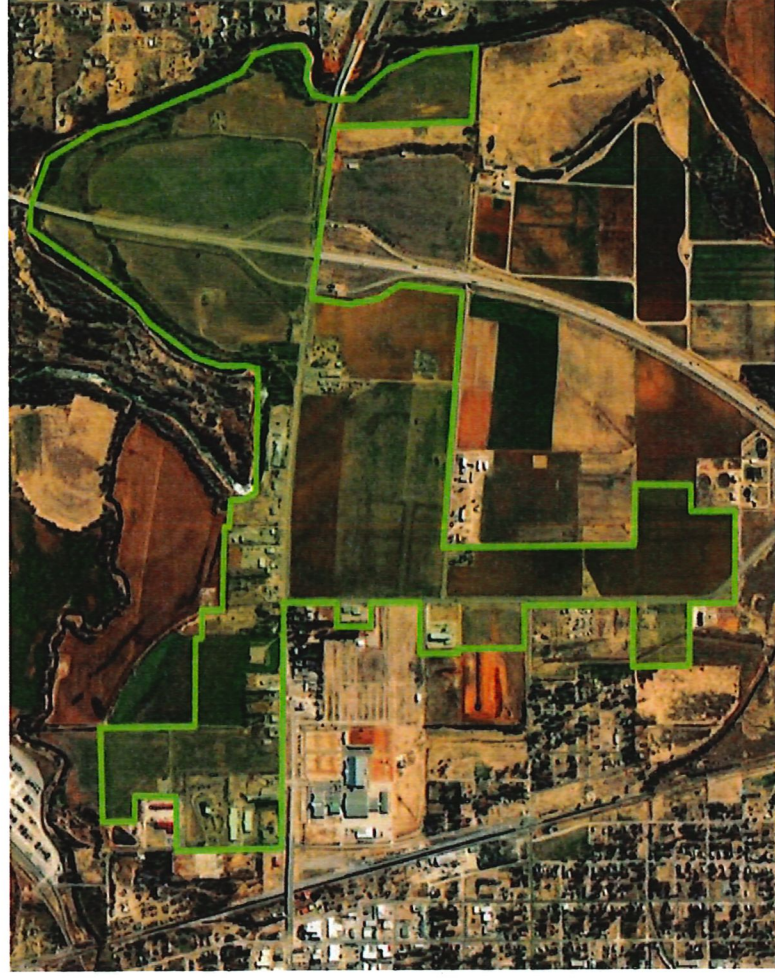
Objectives :

- Create significant developments within the City that will act as a catalyst for additional development within the community
- Attract major investment in the area
- Serve as a catalyst for retaining and expanding employment in the area
- Promote economic development to increase tax revenues, raise property values, and improve economic stability
- Preserve and enhance the tax base
- Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes, sales and use taxes, and hotel/motel taxes from within the Increment Districts

100



Gateway to Chickasha Tax Increment District Highway 62 Corridor Project



Gateway to Chickasha Tax Increment District Project Area



Proposed Gateway to Chickasha Tax Increment District

What are the identified Project Costs?

- Infrastructure to support new development including design, planning, engineering, acquisition, site preparation and construction - \$551.6 million:
 - \$153.9 million for Water System Improvements
 - \$141.4 million for Sewer System Improvements
 - \$33.3 million for Storm Water Drainage Improvements
 - \$131.1 million for Street and Bridge Improvements
 - \$91.9 million for ~20% Contingency
- Assistance in development finance as a reimbursement of project costs - \$30 million;
- Direct or administrative costs - \$650,000;
- Interest and financing costs and fees for debt issuance to fund project costs:
 - Not in excess of \$780 million.

Proposed Gateway to Chickasha Tax Increment District

What are the projected TIF revenues?

- Estimated \$10.54 million in aggregate Ad Valorem TIF revenues
 - \$5.27 million allocated to TIF Project Costs
 - \$5.27 million allocated to affected taxing entities
- Estimated \$57.2 million in aggregate Sales and Use Tax revenues
 - \$28.6 million allocated to TIF Project Costs
 - \$28.6 million retained by the City for authorized Sales tax purposes
- Estimated \$3.44 million in aggregate Hotel Tax revenues
 - \$1.72 million allocated to TIF Project Costs
 - \$1.72 million retained by the City for authorized Hotel tax purposes
- Leverage Act payments of a projected additional \$30.32 million for Project Costs.

Proposed Gateway to Chickasha Tax Increment District

Oversight of TIF Revenues

- City will apportion TIF revenues pursuant to the respective Project Plan
 - City Manager listed as person in charge of implementation
 - City will approve public agreements with developers as appropriate
 - City will disburse other taxing entities allocation of Ad Valorem TIF Revenues
- Assistance in Development Financing for Developers
 - Direct Incentive representing reimbursement of public infrastructure costs incurred by developer(s) on behalf of City
 - Pursuant to a public development agreement approved by City and/or public trust on behalf of City
- Infrastructure Projects undertaken by City
 - Public construction contracts (subject to competitive bidding), approved by City, subject to City annual audit

Proposed Gateway to Chickasha Tax Increment District

Expected Impacts of Projects

- Impacts on Taxing Entities
 - Increase in population/students and associated needs (capital infrastructure and service demands)
 - Taxing Entity Revenue allocation to other taxing entities provides enhanced funding
 - Estimated to \$5.27 million
- Destination experiences will attract increased visitors to the City
 - These visitors result in new spending within the City that will enhance sales and hotel tax collections benefiting City's ability to fund other public improvements
- Ancillary development outside of TIF districts may generate additional revenue for taxing

Proposed Gateway to Chickasha Tax Increment District

Expected Impacts of Projects

- New investment and business creation
- New business inside Increment District areas will create short-term and long-term employment opportunities
 - Short-term and long-term payroll will likely result in increased spending within the City benefitting local businesses
- Destination experiences will attract increased visitors to the City
- These visitors result in new spending within the City that will enhance opportunities for local merchants to provide additional goods and services

Proposed Gateway to Chickasha Tax Increment District

Remaining Steps

- June 12, 2024 – Final TIF Review Committee
 - Recommended approval of Gateway to Chickasha Project Plan and Increment Areas A and B
- July 9, 2024 – Planning Commission Regular Meeting
 - Recommended approval of Gateway to Chickasha Project Plan and Increment Areas A and B
- August 5, 2024 (M 6:30pm) – City Council Meeting – Public Hearing #1
- August 19, 2024 (M 6:30pm) – City Council Meeting – Public Hearing #2
- September 3, 2024 (T 6:30pm) – City Council Meeting to consider adoption of TIF ordinance (Gateway to Chickasha Project Plan and Increment Areas A and B)