

August 18, 2025

The **REGULAR** meeting of the **CHICKASHA CITY COUNCIL** was held in the council chambers in city hall on the 18th day of August 2025 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
Lisa Hatchett
Kim Irving
Kea Ginn
John Smith
Erica Alexander
Charlie Burruss
Clark Southard

ABSENT: None.

STAFF

PRESENT: Jim Crosby, City Manager
Rachel Bernish, Asst. City Manager
Amanda Mullins, City Attorney
Susan McDaniel, City Clerk
Tony Samaniego, Fire Chief
G. G. Music, Police Chief
Spencer Winzenried, Parks & Rec Director
Omar Fierro, Public Works Director
Lillie Huckaby, Library Director
Rich Edwards, Comptroller
Spencer Winzenried, Parks & Rec Director
Tracey Austin, HR Director
Shae Mortimer, Marketing and Civic Engagement Manager

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

Roll call:

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Hatchett - Present
Irving – Present
Hebblethwaite – Present
Smith - Present
Alexander – Present
Burruss – Present
Southard - Present
Grayson - Present

Council Member Hebblethwaite gave the invocation and Council Member Ginn lead the Pledge of Allegiance.

ITEM 2. **Citizen Comments:**

Barbara Egbert, Chickasha – addressed concerns of the proposed drilling site for a well near the drive-in theater.

Elizabeth Reed, Chickasha – thanked the City for planning to set up netting at certain areas of the golf course for safety issues.

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

ITEM 3. **Council Communications.**

Council Member Ginn asked about Air BNB and city tax collections from them.

Council Member Burruss asked questions regarding water customers.

ITEM 4. **Consent Docket: ITEM 4a thru 4h.**

Presentation – Carey DeHart – Golf Course (this item was pulled)

- ITEM 4a. Acceptance of the Minutes of August 4, 2025, Regular meeting.**
- ITEM 4b. Accept Claims List.**
- ITEM 4c. Acceptance of the Arvest Foundation Body Armor Grant.**
- ITEM 4d. Approval of the Guardian Alliance Technologies background Investigation software for the Police Department.**
- ITEM 4e. Approval of change of broker of record from Insurica to Evans National.**
- ITEM 4f. Authorize the Mayor to execute the Collaborative Logic LLC IT Service Agreement for regular maintenance of the GIS public mapping system.**
- ITEM 4g. Acknowledge the receipt of Economic Development Council of Chickasha, Inc. Check Detail Report for July 2025.**

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- ITEM 4h.** Approve a request from the Grady County Coordinated Community Response Team to conduct a fund-raising event (Together We Heel) on September 27, 2025.
- ITEM 4i.** Declaration of surplus and authorization to approve Corrected Quitclaim Deed for the west 10 feet of Lot Two (2), and the East 40 feet of Lot Three (3), and the West 60 feet of Lot Three (3) and the East 6 feet of Lot Four (4), in Block One-Hundred Forth-Two (142), of the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof SURFACE RIGHTS ONLY.
- ITEM 4j.** Acknowledge receipt of July 2025 Financials.

Motion by Council Member Alexander, second by Council Member Hebblethwaite to approve Items 4a thru 4j.

Roll call vote:

Ayes:"	Hatchett, Irving, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
"Nays:"	None
"Abstain:"	Ginn, Burruss
Motion carried.	7-0-2

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

No Action Taken.

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

- ITEM 6a.** Discussion, consideration, and possible action to authorize the purchase of two (2) new AWD, 2026 Ford Police Interceptor S UV K8As for the Police Department, (Item #1000009398) from Vance Country Ford on State Contract #SW035 @\$50,865.00 per unit and to authorize the upfitting of the same at Vance Fleet Services under State Contract #SW0142 @ \$20,603.15 per unit for a total of \$142,936.30.

*Motion by Council Member Burruss, second by Council Member Southard to authorize the purchase of two (2) new AWD, 2026 Ford Police Interceptor S UV K8As for the Police Department, (Item #1000009398) from Vance Country Ford on State Contract #SW035 @\$50,865.00 per unit and to authorize the upfitting of the same at Vance Fleet Services under State Contract #SW0142 @ \$20,603.15 per unit for a total of \$142,936.30.

Roll call vote:

"Ayes:"	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.
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"Nays:"	None
"Abstain:"	None.
Motion passed.	9-0

ITEM 6b. Discussion, consideration, and possible action to award RFP COC-2502 – Concrete Pavement Repairs Fire Station No. 2 to Krapff-Reynolds Construction Company for an amount not to exceed \$34,635.00.

*Motion by Council Member Hebblethwaite, second by Council Member Hatchett to award RFP COC-2502 – Concrete Pavement Repairs Fire Station No. 2 to Krapff-Reynolds Construction Company for an amount not to exceed \$34,635.00.

Roll call vote:

"Ayes:"	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.
"Nays:"	None
"Abstain:"	None.
Motion passed.	9-0

ITEM 6c. Discussion, consideration, and possible action to approve Oil Well Drilling permit for Camino Resources for Well Scarlett 0607-16-9-4-1WXH to be located within City Limits.

*Motion by Council Member Hebblethwaite, second by Council Member Southard to approve Oil Well Drilling permit for Camino Resources for Well Scarlett 0607-16-9-4-1WXH to be located within City Limits.

**Amended Motion by Council Member Hebblethwaite, second by Council Member Hatchett to move this agenda item to the end of the meeting so that Camino may enter into negotiations with a property owner that is located within the proposed drill site.

Roll call vote:

"Ayes:"	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.
"Nays:"	None
"Abstain:"	None.
Motion passed.	9-0

*Motion by Council Member Alexander, second by Council Member Hatchett to approve Oil Well Drilling permit for Camino Resources for Well Scarlett 0607-16-9-4-1WXH to be located within City Limits.

Roll call vote:

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“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None

“Abstain:” None.

Motion passed. 8-0

ITEM 6d Discussion, consideration, and possible action to approve Resolution 2025-23R a Resolution of the City of Chickasha, Oklahoma (the “City”) declaring the intent to consider approval of a project and creation of one or more Tax Increment Districts and/or Tax Incentive Districts (collectively, the “Districts”) under the Local Development Act; directing preparation of a Project Plan or plans; appointing a Review Committee; directing the renew Committee to make findings as to eligibility and financial impact, if any, on taxing jurisdictions and business activities within the Districts; directing the Review Committee to make a recommendation with respect to the proposed Project Plan(s); directing the City of Chickasha Planning Commission to make a recommendation with respect to the proposed Project Plan(s); and containing other provisions relating thereto.

*Motion by Council Member Burruss to deny. Motion died due to no second.

**Motion by Council Member Hebblethwaite, second by Council Member Hatchett to approve Resolution 2025-23R as presented.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None

“Abstain:” Burruss.

Motion passed. 8-1

ITEM 6e. Discussion, consideration, and possible action to conduct a public auction pursuant to 64 O.S. Section 1081 and 1082 for the sale of oil and gas mining lease(s) covering the following described real property:

*Motion by Council Member Smith, second by Council Member Southard to conduct a public auction pursuant to 64 O.S. Section 1081 and 1082 for the sale of oil and gas mining lease(s) covering the following described real property:

Council Member Irving left her seat at 7:45 p.m.

Council Member Irving returned to her seat at 7:47 p.m.

Council Member Burruss left his seat at 7:50 p.m.

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Council Member Hebblethwaite left her seat at 7: 51 p.m.

Council Member Hebblethwaite returned to her seat at 7:53 p.m.

Council Member Hatchett left her seat at 7:53 p.m.

Council Member Hatchett returned to her seat at 7:57 p.m.

Council Member Alexander left her seat at 7:53 p.m.

Council Member Alexander returned to her seat at 7:57 p.m.

Council Member Smith left his seat at 7:53 p.m.

Council Member Smith returned to his seat at 7:56 p.m.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

City Attorney offered up the 12 tracts of land as one bid.

Bid: Chris Barby, Camino - \$1,000 per acre, 3/16ths

Tract 1 – 1.0939 net mineral acres – Tract described as: North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.0939 acres, more or less.

Bid: J.E. Epperson II, Heritage Holdings, LLC – \$1500 per acre, 1/8th

Tract 2 – 0.0821 net mineral acres – Tract described as: A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0821 acres, more or less.

Bid: Chris Barby, Camino – \$1650 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1500 per acre, 1/8th

Tract 3 – .4936 net mineral acres – Tract described as: Lot 19-22, Block 26, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing .4936 acres, more or less

Bid: Chris Barby, Camino – \$1650 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1500 per acre, 1/8th

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Tract 4 – 0.0925 net mineral acres – Tract described as: The North 151.25' of Lot 24, Block 38, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0925 acres, more or less

Bid: Chris Barby, Camino – \$1650 per acre, 1/8th

Tract 5 – 0.3701 net mineral acres – Tract described as: The North 151.25' of Lots 25 & 26, Block 38 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.3701 acres, more or less

Bid: Chris Barby, Camino – \$1750 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1650 per acre, 1/8th

Tract 6 – 1.433 net mineral acres – Tract described as: Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.433 acres, more or less

Bid: Chris Barby, Camino – \$1650 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1750 per acre, 1/8th

Tract 7 – 45.8341 net mineral acres – Tract described as: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, containing 45.8341 acres, more or less

Bid: Chris Barby, Camino – \$1650 per acre, 1/8th

Tract 8 – 0.5143 net mineral acres – Tract described as: Lot 4, Block 306, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.5143 acres, more or less

Bid: Chris Barby, Camino – \$1850 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1750 per acre, 1/8th

Tract 9 – .9085 net mineral acres – Tract described as: Block 217, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing .9085 acres, more or less

Bid: Chris Barby, Camino – \$1850 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1750 per acre, 1/8th

Tract 10 – 0.1997 net mineral acres – Tract described as: The North 42 feet of Lot 1 of Block 1 of Elliott's First Addition of Section 33, Township 7 North, Range 7 West, containing 0.1997 acres, more or less

Bid: Chris Barby, Camino – \$1950 per acre, 1/8th

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J.E. Epperson II, Heritage Holdings, LLC – \$1850 per acre, 1/8th

Tract 11 – 0.1081 net mineral acres – Tract described as: Block 263, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.1081 acres, more or less

Bid: Chris Barby, Camino – \$1950 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1850 per acre, 1/8th

Tract 12 – 0.0708 net mineral acres – Tract described as: As to the East 15' of Lot 7, Block 3, Highland Park Addition, of Section 33, Township 7 North, Range 7 West, containing 0.0708 acres, more or less

Bid: Chris Barby, Camino – \$1950 per acre, 1/8th
J.E. Epperson II, Heritage Holdings, LLC – \$1850 per acre, 1/8th

ITEM 7. Executive Session.

ITEM 7a. Discussion, consideration, and possible action to enter into executive session to discuss confidential communications between the City and City's Attorneys concerning a pending investigation, claim or action which the City with the advice of the City's Attorneys, has determined that disclosure will seriously impair the ability of the City to process the claim or conduct the pending investigations, litigations, or proceedings in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. Section 307 (B)(4). (Chisolm Trail Development LLC v. City of Chickasha and the Chickasha Municipal Authority, Grady Couty District Court CJ-2021-230) and to enter into executive session pursuant to Title 25 O.S. Section 307 (B) (1) to discuss the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee (City Treasurer) and to enter into executive session, pursuant to 64 O.S. Section 1081 and 1082 for the sale of oil and gas mining lease(s) covering the following described real properties:

Tract 1 – 1.0939 net mineral acres – Tract described as: North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.0939 acres, more or less.

Tract 2 – 0.0821 net mineral acres – Tract described as: A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9

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feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0821 acres, more or less.

Tract 3 – .4936 net mineral acres – Tract described as: Lot 19-22, Block 26, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing .4936 acres, more or less

Tract 4 – 0.0925 net mineral acres – Tract described as: The North 151.25' of Lot 24, Block 38, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0925 acres, more or less

Tract 5 – 0.3701 net mineral acres – Tract described as: The North 151.25' of Lots 25 & 26, Block 38 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.3701 acres, more or less

Tract 6 – 1.433 net mineral acres – Tract described as: Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.433 acres, more or less

Tract 7 – 45.8341 net mineral acres – Tract described as: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, containing 45.8341 acres, more or less

Tract 8 – 0.5143 net mineral acres – Tract described as: Lot 4, Block 306, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.5143 acres, more or less

Tract 9 – .9085 net mineral acres – Tract described as: Block 217, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing .9085 acres, more or less

Tract 10 – 0.1997 net mineral acres – Tract described as: The North 42 feet of Lot 1 of Block 1 of Elliott's First Addition of Section 33, Township 7 North, Range 7 West, containing 0.1997 acres, more or less

Tract 11 – 0.1081 net mineral acres – Tract described as: Block 263, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.1081 acres, more or less

Tract 12 – 0.0708 net mineral acres – Tract described as: As to the East 15' of Lot 7, Block 3, Highland Park Addition, of Section 33, Township 7 North, Range 7 West, containing 0.0708 acres, more or less

*Motion by Council Member Southard, second by Council Member Alexander to enter into Executive Session:

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Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

Entered into Executive Session at 8:04 p.m.

Reconvene Open Session at 8:44 p.m.

ITEM 7b. Vote to Reconvene Open Session

*Motion by Council Member Hatchett, second by Council Member Hebblethwaite to reconvene open session.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

ITEM 7c. Discussion, consideration, and possible action on any matter discussed in executive session relating to confidential communications between the City and City’s Attorneys concerning a pending investigation, claim or action which the City with the advice of the City’s Attorneys, has determined that disclosure will seriously impair the ability of the City to process the claim or conduct the pending investigations, litigation, or proceeding in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. Section 307 (B) (4), (Chisolm Trail Development, LLC v City of Chickasha and the Chickasha Municipal Authority, Grady County District Court CJ-2021-230)

No Action Taken.

ITEM 7d. Discussion, consideration, and possible action on any matter discussed in executive session pursuant to Title 25 O.S. Section 307 (B) (1) relating to the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee (City Treasurer).

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No Action Taken.

ITEM 7e. Discussion, consideration, and possible action on any matter discussed in executive session pursuant to 25 O.S. 307 (B) (3) including possible acceptance or rejection of bids received for sale of oil and gas mining lease(s) covering the described real properties.

Motion by Council Member Hatchett, second by Council Member Southard to reject all bids.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

ITEM 7 Adjournment:

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

Meeting adjourned.

TIME: 8:52 p.m.

Zachary Grayson, Mayor

ATTEST:

Susan M. McDaniel, City Clerk

Approved this 2nd day of September 2025.