

NOTICE OF REGULAR MEETING
OF THE
CHICKASHA CITY COUNCIL

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notice and agenda, be advised that the Chickasha City Council, Chickasha Municipal Authority, and Chickasha Municipal Airport Authority of the City of Chickasha, Oklahoma, will conduct a **REGULAR MEETING ON MONDAY, JANUARY 5, 2026, AT 6:30 PM.** Said meeting will be held in the Council Chambers, City Hall, 117 North 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If participation is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission or committee.

Agenda items are attached.

I, Susan M. McDaniel, City Clerk, posted this Agenda on the official City of Chickasha bulletin board in the Municipal Building, 117 North 4th Street Chickasha, OK, 73018, which is accessible to the public twenty-four hours each day at 4:30 p.m. on Wednesday, December 31, 2025.

Susan M. McDaniel

Susan M. McDaniel, CMC - City Clerk

Sworn to and subscribed before me on this 31st day of December 2025.

My Commission Expires: 10-1-2026



Tracey Lynn Austin

Notary Public, State of Oklahoma

CHICKASHA CITY COUNCIL

AGENDA

LOCATION OF MEETING

CITY HALL COUNCIL CHAMBERS

117 NORTH FOURTH STREET

CHICKASHA, OKLAHOMA 73018

TIME OF MEETING

6:30 PM

DATE OF MEETING

JANUARY 5, 2026

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

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

- 2. Citizen Comments.**

- 3. Council Communications.**

- 4. Consent Docket:**
 - a. Acceptance of the Minutes of the December 1, 2025, regular meeting and the Minutes of the December 8, 2025, special meeting.
 - b. Accept Claims List.
 - c. Accept the 2025 Junior Social Workers Grant Award for the Police

Department

- d. Approve renewal of the fire department reporting system through ESO for an amount not to exceed \$23,114.82.
- e. Accept the 2025 JAG LLE grant award for the Police Department
- f. Approval of a Correction of Plat for Enclave Estates at Chickasha, Section 1, Lot 1, Block 5, to correct an address error on the previously recorded plat (Book 9, Page 26, Grady County Clerk's records), and authorization for the Mayor and City Clerk to execute all necessary documents for filing.
- g. Accept an award from the Oklahoma Office of Homeland Security State and Local Cybersecurity Grant Program and authorize the City Manager to execute the same.
- h. Accept the State Aid grant to the library.
- i. Acknowledge receipt of the *Economic Development Council of Chickasha, Inc. Check Detail register for November 2025*.
- j. Accept the Liberty National Bank donation to the Police Department's privatized mental health services program.
- k. Approve a Fresh Water Agreement with Continental Resources for the sale of water and authorize the Mayor to execute the agreement.
- l. Approve a request from the 2nd Base Savers to conduct their second annual 2nd Base Savers 5k / 1 Mile Fun Run Fund-raiser on Saturday, April 11, 2026, at 8:00 a.m. and waive any associated fees.
- m. Acknowledge receipt of the audit of the financial statements of the Economic Development Council of Chickasha, Inc.
- n. Acceptance of the financials for November 2025.
- o. Acceptance of Resolution 2026-02R amending the FY25/26 Budget.

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

6. Discussion and Consideration

- a. Presentation relating to proposed Chickasha Airport Industrial Park Economic Development Project Plan and Increment Area C.
- b. Conduct a public hearing regarding the proposed creation of two increment districts and adoption of the Chickasha Airport Industrial Park Economic Development Project Plan.
- c. Public Hearing — To Discuss and Consider the petition by James Perryman requesting a use on review permit at 1318 S 16th to allow one

additional rental unit in the existing building located in the backyard of 1318 S. 16th Street.

- d. Discussion, consideration, and possible action to approve Ordinance 2026-01 - AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, APPROVING THE USE ON REVIEW TO ALLOW ONE ADDITIONAL RENTAL UNIT IN THE EXISTING BUILDING LOCATED IN THE BACKYARD OF 1318 S 16TH STREET FOR JAMES PERRYMAN, MANAGER OF SOLICITOR PROPERTIES, LLC
- e. Public Hearing- to discuss and consider the rezoning for 1615 Frisco Avenue from Agricultural A-1 to Heavy Industrial I-2 by Gary Noland agent for TGBE Investments.
- f. Discussion, consideration and possible action to approve Ordinance 2026-02 - AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, AMENDING THE ZONING MAP AND ZONING ORDINANCES BY CHANGING THE ZONING DISTRICT FOR REAL PROPERTY LOCATED AT 1615 FRISCO CHICKASHA, OKLAHOMA, FROM A-1 AGRICULTURAL DISTRICT TO I-2: Heavy Industrial DISTRICT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.
- g. Public Hearing- to discuss the preliminary plat for the Industrial Park located east of the Chickasha Municipal Airport.
- h. Discussion, consideration and possible action to approve the Preliminary Plat for the Industrial Park located East of the Chickasha Municipal Airport.
- i. Public Hearing - to discuss and consider the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park. located East of the Chickasha Municipal Airport.
- j. Discussion, consideration and possible action to approve the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park. located East of the Chickasha Municipal Airport.
- k. Open and conduct Appeal Hearing before the City Council pursuant to the City of Chickasha code of Ordinances 34-62 regarding violations of the International Property Maintenance Code including the following
 - 1. IPMC 302.7 – Accessory Structure
 - 2. IPMC 304.15 – Doors
 - 3. IPMC 304.6 – Exterior Walls
 - 4. IPMC 304.9 – Overhang Extensions
 - 5. IPMC 304.2 – Protective Treatment
 - 6. IPMC 304.7 Roofs and Drainage
 - 7. IPMC 304.10 Stairways, decks, porches and Balconies

8. IPMC 108.1.3- Unfit for Human Occupancy
9. IPMC 301.3 Vacant Structure
10. IPMC 304.13 – Windows and Skylights
11. City of Chickasha Code Chapter 34, Nuisances, Article III, Dilapidated Buildings

to determine if the condition of real property located at 514 S 18th in Chickasha, Oklahoma, more specifically described as 29-07-07-10250 S 50' LOT 1 BLK 4 WEST HILL ADDN has become detrimental to the health, benefit, and welfare of the public and the community of the City of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.

- l. Discussion, consideration, and possible action on issuing finding of facts and conclusion of law from the hearing before the City Council relating to the condition of real property located at 514 S 18th in Chickasha, Oklahoma, more specifically described as 29-07-07-10250 S 50' LOT 1 BLK 4 WEST HILL ADDN and whether it has become detrimental to the health, benefit, and welfare of the public and the community of the City of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.
- m. Discussion, consideration and possible action to award RFP COC-2505 Design/Build Parking Canopy Phase 2 to England Construction of Waurika, Oklahoma in the amount of \$88,700.00.
- n. Open and conduct Appeal Hearing before the City Council pursuant to the City of Chickasha code of Ordinances 34-62 regarding violations from the International Property Maintenance Code including the following
 1. IPMC 302.7 – Accessory Structure
 2. IPMC 304.15 – Doors
 3. IPMC 304.6 – Exterior Walls
 4. IPMC 304.9 – Overhang Extensions
 5. IPMC 304.2 – Protective Treatment
 6. IPMC 304.7 Roofs and Drainage
 7. IPMC 304.10 Stairways, decks, porches and Balconies
 8. IPMC 108.1.3- Unfit for Human Occupancy
 9. IPMC 301.3 Vacant Structure
 10. IPMC 304.13 – Windows and Skylights
 11. City of Chickasha Code Chapter 34, Nuisances, Article III, Dilapidated Buildings

to determine if the condition of real property located at 512 S 18th in Chickasha, Oklahoma, more specifically described as 29-07-07-10300 N 115' LOT 1 BLK 4 WEST HILL ADDN has become detrimental to the health, benefit, and welfare of the public and the community of the City

of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.

- o. Discussion, consideration, and possible action on issuing finding of facts and conclusion of law from the hearing before the City Council relating to the condition of real property located at 512 S 18th in Chickasha, Oklahoma, more specifically described as 29-07-07-10300 N 115' LOT 1 BLK 4 WEST HILL ADDN and whether it has become detrimental to the health, benefit, and welfare of the public and the community of the City of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.
- p. Public Hearing - to discuss and consider the application by Chisholm Trail Development, LLC to close a 10-foot utility easement located within Chisolm Trail Development, Section 3, Northwest Quarter of Section 3, Township 6 North, Range 7 West, Chickasha, Grady County, Oklahoma.
- q. Discussion, consideration, and possible action to approve Ordinance No. 2026-03 - AN ORDINANCE OF THE CITY OF CHICKASHA, OKLAHOMA, CLOSING TO THE PUBLIC USE A CERTAIN 10-FOOT UTILITY EASEMENT LOCATED WITHIN CHISHOLM TRAIL DEVELOPMENT SECTION 3, NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 7 WEST, CHICKASHA, GRADY COUNTY, OKLAHOMA; PROVIDING FOR RETENTION OF RIGHTS OF FRANCHISE HOLDERS AND UTILITIES; ACKNOWLEDGING THAT FORMAL VACATION OF RECORD TITLE REQUIRES DISTRICT COURT ACTION UNDER 11 O.S. §§ 42-102 ET SEQ.; PROVIDING FOR FILING; AND DECLARING AN EFFECTIVE DATE.
- r. Discussion, consideration and possible action to approve a Right-of-Way Easement in favor of CKenergy Electric Cooperative, Inc., for electrical service to the Henry 1-15-26XHW Continental Resources site, pursuant to Paragraph 3 of the Surface Use Agreement between the City of Chickasha and Continental Resources and authorize the Mayor to sign.
- s. Public hearing to discuss and consider the application by Ferguson Funeral Home for a Use On Review for a human crematorium at 804 W Utah Ave.
- t. Discussion, consideration, and possible action to approve Ordinance 2026-04 — AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, APPROVING A USE ON REVIEW TO ALLOW THE OPERATION OF A CREMATORIUM AT THE PROPERTY LOCATED AT 804 WEST UTAH STREET AS REQUESTED BY CHRIS FERGUSON; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- u. Public hearing to discuss and consider the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2 to start construction of public improvements.
- v. Discussion, consideration, and possible action to approve the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2 to start construction of public improvements.
- w. Public hearing to discuss and consider the application by Bordwine Development Inc. for the final plat for Country Manor Estates.
- x. Discussion, consideration, and possible action to approve the application by Bordwine Development Inc. for the final plat for Country Manor Estates.
- y. Discussion, consideration, and possible action to approve Pay Application #4 in the net amount of \$9,745.41- COC-2409 — Chickasha PD Canopy — to WW Builders Inc.
- z. Discussion, consideration, and possible action to approve Pay Application #5 in the net amount of (\$6,251.64) - COC-2409 — Chickasha PD Canopy — to WW Builders Inc.
- aa. Discussion, consideration, and possible action to approve Pay Application #6 in the net amount of \$1,380.88- COC-2409 — Chickasha PD Canopy — to WW Builders Inc.
- bb. Discussion, consideration and possible action to approve Resolution No. 2026-01R - A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, AMENDING THE CITY CHARTER FOR THE CITY OF CHICKASHA AS FOLLOWS; AMENDING ARTICLE 14, SECTION 3, TO INCREASE THE CONTRACT AMOUNTS FOR PUBLIC IMPROVEMENTS AND MAINTENANCE OF THE PUBLIC PROPERTY REQUIRING COMPETITIVE BIDDING TO THE AMOUNTS SET FORTH IN THE OKLAHOMA COMPETITIVE BIDDING ACT, OKLA. STAT. TITLE 61, SECTIONS 101 ET SEQ, AS AMENDED; AND PROVIDING FOR SEVERABILITY; REQUIRING APPROVAL OF THE CHARTER AMENDMENT BY A MAJORITY OF REGISTERED VOTERS VOTING AT A NON-PARTISAN GENERAL MUNICIPAL ELECTION SCHEDULED FOR APRIL 7, 2026, AS PROVIDED BY LAW; PROVIDING THAT A COPY OF THE RESOLUTION, ALONG WITH THE ELECTION PROCLAMATION, BE DELIVERED TO THE GRADY COUNTY ELECTION BOARD SECRETARY AT LEAST SEVENTY-FIVE (75) DAYS PRIOR TO SAID ELECTION AND FIXING AN EFFECTIVE DATE.
- cc. Discussion, consideration and possible action to approve an Election Proclamation calling for and proclaiming that on the 7th day of April 2026, a regular election will be held and there will be submitted to the

qualified and acting electors residing within the corporate limits of said city, the matter of the approval or disapproval of the Charter Amendment set forth in Resolution No. 2026-01R, to-wit:

SHALL ARTICLE 14, SECTION 3 OF THE CHARTER OF THE CITY OF CHICKASHA BE AMENDED AND REVISED TO
HEREINAFTER READ AS FOLLOWS?

Public improvements and maintenance of the public property may be made by the City Government itself or by contract. The City Council shall award all contracts for public improvements and maintenance of public property in compliance with the requirements of the Oklahoma Competitive Bidding Act, codified at Title 61, Oklahoma Statutes, Section 101 et seq., as amended. All bids may be rejected, and further notice and opportunity for competitive bidding may be given.

- dd. Discussion, consideration, and possible action to authorize the Mayor to execute Task Order No. 09 — with Parkhill for Professional Services Chickasha Municipal Airport — Relocate the Automated Weather Observing System (AWOS).

7. Motion to Adjourn.