NOTICE OF REGULAR MEETING

OF THE

CHICKASHA CITY COUNCIL

VIA TELECONFERENCE

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, FEBRUARY 15, 2021, AT 6:30 PM**. Said meeting will be held via teleconference

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.

Agenda items are attached.

If you would like to **WATCH** the City Council meeting, watch on the City of Chickasha's YouTube Channel, accessible at chickasha.org/YouTube.

If you would like to **LISTEN** to the City Council meeting, dial in using one of the following numbers:

- 1-669-900-9128
- 1-253-215-8782
- 1-346-248-7799
- 1-646-558-8656
- 1-301-715-8592
- 1-312-626-6799

Then, use webinar ID 978 8193 6916 and password 727217.

If you would like to **SPEAK** during the Public Hearing or Citizen Comments portion of the City Council Meeting, you will need to log in to Zoom and join the meeting via the Zoom Desktop or Mobile App.

- Visit http://bit.ly/CHK2221 and use password 727217
- Or, log in to the Zoom Desktop or Mobile App and use webinar ID 978 8193 6916 and password 727217.

Please note: you must create a free Zoom account and log in using the app to speak. You will need to click "raise hand" using the app during Citizen Comments and/or the Public Hearing. After clicking "raise hand," you will be called on when it is your turn to speak.

- How to "raise hand" using Zoom Desktop:
- During the meeting, click on the icon labeled "Participants" at the bottom corner of your screen.
  - At the bottom of the window, click the button labeled "Raise Hand"
  - Your "hand" is now raised. If you change your mind and do not wish to speak, click the same button, now labeled "Lower Hand."
- How to "raise hand" using Zoom Mobile App:
- Click the three horizontal dots labeled "More" at the bottom of your screen.
  - In the pop-up that will appear, tap "Raise Hand"
  - Your "hand" is now raised. If you change your mind and do not wish to speak, click the same button, now labeled "Lower Hand."

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 Thursday, February 11, 2021.

Susan M. McDaniel

Sworn to and subscribed before me on this the day 11th day of February, 2021.

My Commission Expires: 12/16/2024 Madison Brook Haskell

Notary Public, State of Oklahoma

MADISON BROOK HASKELL NOTARY PUBLIC EXPIRES #20015156 STATE OF OKLAHOMA

CHICKASHA CITY COUNCIL

AGENDA

TIME OF MEETING
6:30 PM

VIA TELECONFERENCE

DATE OF MEETING
FEBRUARY 15, 2021

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 February 1, 2021 regular meeting.
   b. Acceptance of the Claims List.
   c. Acceptance of the Financials for January 2021
   d. Acceptance of Resolution 2021-04R amending the FY 20-21 Budget.

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

6. **Discussion and Consideration**

a. Public Hearing to discuss and consider the possible action to approve the Voluntary Annex of 5501 S 4th Street for applicant The Blessed Chickasha Collective LLC.

b. Discussion, consideration and possible action to approve Ordinance 2021-06 - the Voluntary Annex of 5501 S 4th Street for applicant The Blessed Chickasha Collective LLC

c. Discussion, consideration and possible action to authorize the release of Liens on 1128 N 12th Street.

d. Discussion, consideration, and possible action to allow the Chickasha Youth Soccer Association to use the COC Sports Complex for practice and games and waive all fees for the 2021 spring season.

e. Public Hearing - Drainage Study completed by Smith, Roberts, Baldischwiler.

f. Discussion, consideration and possible action to adopt the City of Chickasha Master Drainage Plan.

g. Discussion, consideration, and possible action to approve grant reimbursement for Cody White as recommended by the Chickasha Economic Development Council, Inc.

h. Discussion, consideration and possible action to approve grant reimbursement for Chickasha Today, LLC as recommended by the Chickasha Economic Development Council, Inc.

i. Discussion, consideration and possible action to approve additional grant reimbursement for Chickasha Today, LLC as recommended by the Chickasha Economic Development Council, Inc.

7. Executive Session:

8. Motion to Adjourn.

Chris Mosley, Mayor attending via teleconference
Kimberly Loggins, Vice-Mayor attending teleconference
Jim Hopkins, Member attending teleconference
Oscar Nelson, Member attending teleconference
David Sikes, Member attending teleconference
Zachary Grayson, Member attending teleconference
R. P. Ashanti-Alexander, Member attending teleconference
Brian Gerdes, Member attending teleconference
Clark VanDyck, Member attending teleconference

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City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: City Clerk **Agenda Item No. 4.a.**

AGENDA ITEM: Acceptance of the Minutes of the February 1, 2021 regular meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept Minutes of the February 1, 2021 regular meeting.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Susan M. McDaniel, City Clerk	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From)		

V. ATTACHMENTS:

1. City 2-1-2021

February 1, 2021

The **REGULAR** meeting of the **CHICKASHA CITY COUNCIL** was held in the council chambers in city hall on the 1st day of February 2021 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Mayor Mosley 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: Chris Mosley, Mayor
Kimberly Loggins, Vice-Mayor
Jim Hopkins
Oscar Nelson
Zachary Grayson
R. P. Ashanti-Alexander
ClarkVanDyck
Brian Gerdes
David Sikes

ABSENT: None**.**

STAFF

PRESENT: Leasa Furr, Asst. City Manager
Amanda Mullins, City Attorney
Susan McDaniel, City Clerk
K. D. Rowell, Police Chief
Tony Samaniego, Deputy Fire Chief
Kyle Marks, Parks & Rec Director
Rachel Bernish, Community Development Director
Shae Mortimer, Marketing & Civic Engagement Manager

Council Member Ashanti-Alexander gave the invocation and Council Member Sikes lead 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.**

None.

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

ITEM 4a. **Acceptance of the minutes of the January 19, 2021 regular meeting.**
ITEM 4b. **Acceptance of Claims Lists.**

*Motion by Council Member Sikes, second by Council Member Ashanti-Alexander to approve the Consent Docket: ITEM 4a thru Item 4b.

Roll call vote:

Ayes:"	Hopkins, Nelson, Sikes, Grayson, Ashanti-Alexander, VanDyck, Gerdes, Loggins and Mosley.
"Nays:"	None
"Abstain:"	None.
Motion carried.	9-0

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

No Action Taken.

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

ITEM6a. **Discussion, consideration and possible action to waive the bidding process and use State Contract SW0190 to purchase three John Deere mowers and a 20 ft. trailer from Standridge Equipment in an amount not to exceed $34,258.64.**

*Motion by Council Member Hopkins and second by Council Member Sikes to authorize the waiver of the bid process for the purchase of the three John Deere mowers and a 20 ft. trailer from Standridge Equipment in an amount not to exceed the amount of $34,258.64.

Roll call vote:

"Ayes:"	Hopkins, Nelson, Sikes, Loggins, Grayson, Ashanti-Alexander, Gerdes, VanDyck and Mosley.
"Nays:"	None.
"Abstain:"	None.

Motion carried. 9-0

ITEM 6b. **Discussion, consideration and possible action to renew the Police Department generator contract.**

*Motion by Council Member Loggins and second by Council Member Hopkins to renew the Police Department generator contract and authorize the Interim City Manager to execute the same.

Roll call vote:
"Ayes:" Hopkins, Nelson, Sikes, Grayson, Ashanti-Alexander, VanDyck, Loggins, Gerdes and Mosley.
"Nays:" None.
"Abstain:" None.
Motion passed. 9-0

ITEM 6c. **Discussion, consideration and possible action to allow the purchase of the furniture used with the Police Communications equipment.**

*Motion by Council Member Loggins and second by Council Member Sikes to accept the lowest best bid from Xybix using the HGAC contract in an amount not to exceed $35,587.25.

Roll call vote:
"Ayes:" VanDyck, Loggins, Hopkins, Nelson, Sikes, Grayson, Ashanti-Alexander, Gerdes and Mosley.
"Nays:" None.
"Abstain:" None.
Motion passed. 9-0

ITEM 6d. **Discussion, consideration, and possible action to approve Resolution 2021-03R amending the fee schedule to include adult softball league fees at the City of Chickasha Sports Complex.**

*Motion by Council Member Sikes and second by Council Member Grayson to approve Resolution 2021-03R amending the fee schedule to include adult softball league fees at the City of Chickasha Sports Complex.

Roll call vote:
"Ayes:" Gerdes, Sikes, Loggins, Hopkins, Nelson, VanDyck, Grayson, Ashanti-Alexander and Mosley.
"Nays:" None.
"Abstain:" None.
Motion passed. 9-0

ITEM 6e. **Discussion, consideration and possible action to authorize City Staff to begin the search, including advertising, for an interim city manager.**

*Motion by Council Member Loggins and second by Council Member Grayson authorize City Staff to begin the search, including advertising, for an interim city manager.

Roll call vote:

"Ayes:"	VanDyck, Loggins, Hopkins, Nelson, Sikes, Gerdes, Grayson, Ashanti-Alexander and Mosley.
"Nays:"	None.
"Abstain:"	None.
Motion passed.	9-0

ITEM 6f. **Discussion, consideration, and possible action to authorize City Staff to begin the search, including advertising, for a new city manager.**

*Motion by Council Member Loggins and second by Council Member Sikes to authorize City Staff to begin the search, including advertising, for a new city manager.

Roll call vote:

"Ayes:"	Grayson, Ashanti-Alexander, VanDyck, Loggins, Hopkins, Nelson, Sikes, Gerdes and Mosley.
"Nays:"	None.
"Abstain:"	None
Motion passed.	9-0

ITEM 8 **Adjournment:**

Motion by Council Member Gerdes and second by Council Member Nelson to adjourn the meeting.

Meeting adjourned.

TIME: 6:40 P.M.

_____
Chris Mosley, Mayor

ATTEST:

_____
Susan M. McDaniel, City Clerk

Approved this 15th day of February 2021.

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Finance **Agenda Item No. 4.b.**

AGENDA ITEM: Acceptance of the Claims List.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept Claims List.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Leasa Furr, Asst. City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From)		

V. ATTACHMENTS:

1. February 15, 2021 Claims List

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	CITY OF CHICKASHA	CITY OF CHICKASHA	36,689.24
		CITY OF CHICKASHA	CITY OF CHICKASHA	11,250.00
		CITY OF CHICKASHA	CITY OF CHICKASHA	8,071.84
			TOTAL:	56,011.08
ADMINISTRATION	GENERAL FUND	EXPRESS STAR	PUBLISH ORD. 2021-02	37.40
			PUBLISH ORD 2021-04	37.10
			PUBLISH ORD. 2021-05	37.10
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	581.99
		INTERNATIONAL INSTITUTE	IIMC ANNUAL DUES - MCDANI	200.00
		TRANSFER ACCOUNT	FICA	460.45
			MEDICARE	107.68
			TOTAL:	1,461.72
FIRE ADMINISTRATION	GENERAL FUND	FUELMAN	FUELMAN	91.55
			FUELMAN	60.52
			FUELMAN	265.42
		VERIZON WIRELESS	VERIZON WIRELESS	240.06
		OKLA STATE FIREFIGHTERS MUSEUM	YEARLY MEMBERSHIPS	2,128.00
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	343.73
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	45.38
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	801.77
			PUBLIC SERVICE COMPANY OF	24.50
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	412.89
		AT&T	AT&T	166.52
		TRANSFER ACCOUNT	FICA	47.78
			MEDICARE	51.23
		DUNCAN OVERHEAD DOOR OF CHICKASHA	TORSION SPRING	540.00
			TOTAL:	5,219.35
POLICE ADMINISTRATION	GENERAL FUND	METRO EMERGENCY UPFITTERS	LIGHTBAR	2,120.00
		FUELMAN	FUELMAN	64.61
			FUELMAN	99.07
			FUELMAN	27.52
		GRADY COUNTY LAW ENFORCEMENT CENTER	JAIL BILL	540.00
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	814.36
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	192.84
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	1,089.52
		OKLAHOMA POLICE PENSION &	POLICE PENSION	400.00
		TRANSFER ACCOUNT	FICA	503.31
			MEDICARE	117.71
		STATE DIRECTOR'S OFFICE	RENEWAL BREATH TESTING	72.00
		UNIFIRST HOLDINGS, L.P.	UNIFIRST HOLDINGS, L.P.	14.96
		TERMINIX PROCESSING CENTER	TERMINIX PEST CONTROL	105.00
			TOTAL:	6,160.90
CEMETERY SERVICES	GENERAL FUND	WYNN, JEFFREY	WYNN, JEFFREY	8,185.31
			WYNN, JEFFREY	3,975.00
			TOTAL:	12,160.31
HUMAN RESOURCES	GENERAL FUND	STANDLEY SYSTEMS	STANDLEY SYSTEMS	25.47
		KENDALL'S FLOWERS & GIFTS	FUNERAL PLANT	47.95
		TRANSFER ACCOUNT	FICA	59.47
			MEDICARE	13.91
			TOTAL:	146.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
LIBRARY	GENERAL FUND	STANDLEY SYSTEMS	STANDLEY SYSTEMS	239.51
		ZOOBEAN INC	BEANSTACK LICENSE	1,210.00
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	352.88
		A ALERT ALARM CO	A ALERT ALARM CO	35.00
		TRANSFER ACCOUNT	FICA	445.40
			MEDICARE	104.18
			TOTAL:	2,386.97
STREET & STORM DRAINAG	GENERAL FUND	FUELMAN	FUELMAN	79.75
			FUELMAN	148.68
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	3,169.18
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	1,109.00
			PUBLIC SERVICE COMPANY OF	7,212.80
		TRAFFIC SIGNALS INC	SERVICE, PARTS & REPAIRS	310.50
		TRANSFER ACCOUNT	FICA	526.97
			MEDICARE	123.25
		UNIFIRST HOLDINGS, L.P.	UNIFIRST HOLDINGS, L.P.	247.22
			TOTAL:	12,927.35
FLEET MAINTENANCE	GENERAL FUND	PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	63.81
		TRANSFER ACCOUNT	FICA	82.74
			MEDICARE	19.35
			TOTAL:	165.90
ACCOUNTING SERVICES	GENERAL FUND	ROTARY CLUB OF CHICKASHA	Quaterly dues	134.00
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	300.81
		RICHARD'S PRINTING	WINDOW ENVELOPE	237.00
		CULLIGAN/WRIGHT WATER	WATER	40.50
		TRANSFER ACCOUNT	FICA	349.41
			MEDICARE	81.71
		CRAWFORD AND ASSOCIATES PC	Professional Services	6,472.88
			TOTAL:	7,616.31
COMM DEVEL/PLANNING SE	GENERAL FUND	EXPRESS STAR	PUBLIC NOITCE	14.65
			PUBLIC NOITCE FOR CC	15.40
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	240.37
		TRANSFER ACCOUNT	FICA	201.47
			MEDICARE	47.12
			TOTAL:	519.01
GENERAL GOVERNMENT	GENERAL FUND	IRON MOUNTAIN INC.	IRON MOUNTAIN INC.	86.10
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	9,352.00
			Fortinet Renewals	4,270.50
		QUADIENT LEASING USA, INC	QUADIENT LEASING USA, INC	324.93
		AMANDA MULLINS, PLLC	Legal Services	8,822.00
		MARGARET MCMORROW-LOVE	Professional Services	4,876.78
			TOTAL:	27,732.31
BUILDING SERVICES	GENERAL FUND	FUELMAN	FUELMAN	58.85
			FUELMAN	59.38
			FUELMAN	59.54
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	216.95
		TRANSFER ACCOUNT	FICA	186.01
			MEDICARE	43.50
			TOTAL:	624.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
FIRE OPERATIONS	GENERAL FUND	FUELMAN	FUELMAN	723.35
			FUELMAN	676.91
			FUELMAN	671.35
		OSU FIRE SERVICE TRAINING	PALS RENEWAL CARDS	231.00
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	9,395.94
		TRANSFER ACCOUNT	MEDICARE	1,019.87
		GRADY MEMORIAL HOSPITAL	ANNUAL PHYSICAL	472.00
		STRATEGIC GOVERNMENT RES	Rrecruitment Services	9,541.66
			TOTAL:	22,732.08
PATROL SERVICES	GENERAL FUND	AT&T	AT&T	83.02
		AT&T	AT&T	379.36
		SW PLUS	KN95 FACE MASK	629.25
		FUELMAN	FUELMAN	1,821.69
			FUELMAN	2,089.96
			FUELMAN	1,863.62
		AT&T MOBILITY	AT&T MOBILITY	1,041.04
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	791.23
		OKLAHOMA POLICE PENSION &	POLICE PENSION	5,117.04
		TRANSFER ACCOUNT	FICA	2,459.21
			MEDICARE	575.14
		ASSESSMENT, INC	COUNSELING SESSIONS	160.00
			COUNSELING	80.00
		EXPRESS TIRE BRAKE & ALIG	REPAIRS UNIT# 9274	511.00
			TOTAL:	17,601.56
INVESTIGATIONS	GENERAL FUND	PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	52.47
		OKLAHOMA POLICE PENSION &	POLICE PENSION	844.30
		TRANSFER ACCOUNT	FICA	396.55
			MEDICARE	92.74
			TOTAL:	1,386.06
ANIMAL CONTROL	GENERAL FUND	STANDLEY SYSTEMS	STANDLEY SYSTEMS	164.86
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	208.44
		TRANSFER ACCOUNT	FICA	141.96
			MEDICARE	33.20
			TOTAL:	548.46
MUNICIPAL COURT	GENERAL FUND	TRANSFER ACCOUNT	FICA	69.96
			MEDICARE	16.36
			TOTAL:	86.32
DISPATCH SERVICES	GENERAL FUND	PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	635.81
		DEPARTMENT OF PUBLIC SAFETY	OLETS FEE NOV. 20	350.00
		TRANSFER ACCOUNT	FICA	315.14
			MEDICARE	73.71
			TOTAL:	1,374.66
NEIGHBORHOOD SERVICES	GENERAL FUND	FUELMAN	FUELMAN	99.91
			FUELMAN	121.90
			FUELMAN	144.53
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	187.17
		TRANSFER ACCOUNT	FICA	65.22
			MEDICARE	15.25
			TOTAL:	633.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
PARK MAINTENANCE	GENERAL FUND	PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	2,715.43
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	681.91
			PUBLIC SERVICE COMPANY OF	883.99
		TRANSFER ACCOUNT	FICA	349.52
			MEDICARE	81.75
		UNIFIRST HOLDINGS, L.P.	UNIFIRST HOLDINGS, L.P.	310.53
			TOTAL:	5,023.13
SPORTS COMPLEX	GENERAL FUND	RISE BROADBAND	RISE BROADBAND	88.61
			RISE BROADBAND	88.61
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	1,045.05
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	2,534.75
		TRANSFER ACCOUNT	FICA	68.50
			MEDICARE	16.02
			TOTAL:	3,841.54
NON-DEPARTMENTAL	EMERGENCY MED SERV	CITY OF CHICKASHA	CITY OF CHICKASHA	8,833.33
		CITY OF CHICKASHA	CITY OF CHICKASHA	450.00
		CITY OF CHICKASHA	CITY OF CHICKASHA	656.00
			TOTAL:	9,939.33
EMERGENCY MEDICAL SERV	EMERGENCY MED SERV	FUELMAN	FUELMAN	1,589.84
			FUELMAN	1,863.02
			FUELMAN	1,468.76
		EMERGENCY REPORTING SYSTEMS	ANNUAL SUBSCRIPTION FEE	1,184.25
		AT&T MOBILITY	AT&T MOBILITY	756.66
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	51.05
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	3,228.70
		TRANSFER ACCOUNT	MEDICARE	343.16
		INTEGRIS EMPLOYEE HEALTH	PENSION PHYSICLA	64.47
		GRADY MEMORIAL HOSPITAL	ALBUTEROL	16.89
			DOPAMINE	205.41
			EPI 1:10000	70.43
			IPRATROPIUM BROMIDE	11.82
			NITROGLYCERIN	54.12
			PHENYLEPHRINE	19.64
			SODIUM CHLORIDE	114.78
		RAM SOFTWARE SYSTEMS	DECEMBER BILLING SERVICES	3,711.17
			TOTAL:	14,754.17
CHICKASHA INDUSTRIAL A	CHICKASHA INDUST A	CHICKASHA AREA CHAMBER OF COMMERCE	Membership Renewal 2021	135.00
		ECONOMIC DEVELOPMENT COUN	ECONOMIC DEVELOPMENT COUN	30,866.66
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	93.84
		TRANSFER ACCOUNT	FICA	148.17
			MEDICARE	34.65
			TOTAL:	31,278.32
ED-DEDICATED SALES TAX	ED-DEDICATED SALES	CHISHOLM TRAIL CONSULTING, LLC	PUD on Grand Ext	4,542.50
		MISC ONE-TIME V ANA ORTEGA	ANA ORTEGA	50.00
			TOTAL:	4,592.50
EMERGENCY 911	E-911 FUND	SUDDENLINK	SUDDENLINK	287.25
		AT&T	AT&T	200.00
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	20.08
			PUBLIC SERVICE COMPANY OF	17.29
		AT&T	AT&T	83.04

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	607.66
NON-DEPARTMENTAL	CHICKASHA MUNICIPA	CITY OF CHICKASHA	CITY OF CHICKASHA	5,074.84
		CITY OF CHICKASHA	CITY OF CHICKASHA	13,750.00
		CITY OF CHICKASHA	CITY OF CHICKASHA	388.33
			TOTAL:	19,213.17
UTILITY BILLING	CHICKASHA MUNICIPA	US PAYMENTS LLC	US PAYMENTS LLC	195.00
		DATAPROSE	USW INFO INSERTS	529.83
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	649.43
		TRANSFER ACCOUNT	FICA	129.10
			MEDICARE	30.20
			TOTAL:	1,533.56
CMA GENERAL	CHICKASHA MUNICIPA	CHICKASHA AREA CHAMBER OF COMMERCE	Membership Renewal 2021	135.00
		CITY OF CHICKASHA	CITY OF CHICKASHA	163,333.33
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	161.76
		TYLER TECHNOLOGIES	TYLER TECHNOLOGIES	1,556.25
			TOTAL:	165,186.34
PUBLIC WORKS ADMIN	CHICKASHA MUNICIPA	FUELMAN	FUELMAN	55.53
			FUELMAN	107.58
			FUELMAN	111.19
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	63.81
		TRANSFER ACCOUNT	FICA	174.70
			MEDICARE	40.86
			TOTAL:	553.67
SANITATION DEPARTMENT	CHICKASHA MUNICIPA	TRANSFER ACCOUNT	FICA	65.70
			MEDICARE	15.37
		UNIFIRST HOLDINGS, L.P.	UNIFIRST HOLDINGS, L.P.	24.12
			TOTAL:	105.19
WATER PLANT	CHICKASHA MUNICIPA	USW UTILITY GROUP	Inv SI23183	82,885.49
		FT COBB RES MAS CONS DIST	FT COBB RES MAS CONS DIST	25,565.35
			FT COBB RES MAS CONS DIST	25,565.35
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	233.63
			PUBLIC SERVICE COMPANY OF	546.02
		CENTERPOINT ENERGY	CENTERPOINT ENERGY	198.00
		RURAL WATER DIST.#7	RURAL WATER DIST.#7	2,556.60
			TOTAL:	137,550.44
WASTEWATER PLANT	CHICKASHA MUNICIPA	USW UTILITY GROUP	SI23184	55,257.00
		HUGHESNET	HUGHESNET	114.55
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	852.52
			PUBLIC SERVICE COMPANY OF	90.47
			TOTAL:	56,314.54
LINE MAINTENANCE DEPT	CHICKASHA MUNICIPA	PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	530.32
		TRANSFER ACCOUNT	FICA	460.37
			MEDICARE	107.66
		UNIFIRST HOLDINGS, L.P.	UNIFIRST HOLDINGS, L.P.	134.54
			TOTAL:	1,232.89
BUILDING MAINTENANCE	CHICKASHA MUNICIPA	HUGHESNET	HUGHESNET	130.35
		FUELMAN	FUELMAN	60.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FUELMAN	53.28
			FUELMAN	57.52
		VERIZON WIRELESS	VERIZON WIRELESS	80.02
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	779.89
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	1,323.47
		DEHART AIR CONDITIONING AND ELECTRONIC	DEHART AIR CONDITIONING AN	4,474.58
		AT&T	AT&T	22,838.71
			AT&T	11,918.06
		TRANSFER ACCOUNT	FICA	69.82
			MEDICARE	16.33
		UNIFIRST HOLDINGS, L.P.	UNIFIRST HOLDINGS, L.P.	13.60
			TOTAL:	41,816.62
NON-DEPARTMENTAL	AIRPORT	CITY OF CHICKASHA	CITY OF CHICKASHA	433.33
		CITY OF CHICKASHA	CITY OF CHICKASHA	2,083.33
		CITY OF CHICKASHA	CITY OF CHICKASHA	66.67
			TOTAL:	2,583.33
AIRPORT	AIRPORT	FUELMAN	FUELMAN	25.20
			FUELMAN	92.92
		CHICKASHA AREA CHAMBER OF COMMERCE	Membership Renewal 2021	135.00
		STANDLEY SYSTEMS	STANDLEY SYSTEMS	18.06
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	449.30
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	905.53
		TRANSFER ACCOUNT	FICA	124.01
			MEDICARE	29.01
		UNIFIRST HOLDINGS, L.P.	UNIFIRST HOLDINGS, L.P.	42.52
			TOTAL:	1,821.55
CAPITAL PROJECTS	CAPITAL PROJECTS F	FIRST NATIONAL BANK & TRU	FIRST NATIONAL BANK & TRU	5,029.00
			TOTAL:	5,029.00
STREET & ALLEY	STREET AND ALLEY F	SIGNAL SYSTEM MANAGEMENT INC	SIGNAL SYSTEM MANAGEMENT I	2,500.00
			TOTAL:	2,500.00
NON-DEPARTMENTAL	POLICE BOND FUND	MISC ONE-TIME V [redacted]	Bond Refund:121154 -	36.00
			TOTAL:	36.00
POLICE BOND	POLICE BOND FUND	CITY OF CHICKASHA	CITY OF CHICKASHA	645.88
			CITY OF CHICKASHA	528.44
		CITY OF CHICKASHA	CITY OF CHICKASHA	13,952.47
		CLEET		886.15
		OSBI	AFIS FEES	886.25
			OSBI-FORENSIC FEES	848.73
		CITY OF CHICKASHA	CITY OF CHICKASHA	8.00
			TOTAL:	17,755.92
COMBINED INSURANCE	COMBINED INSURANCE	CITY OF CHICKASHA UMR BILLING	CITY OF CHICKASHA UMR BILL	250.00
			TOTAL:	250.00
NON-DEPARTMENTAL	AP/PAYROLL CASH FU	TRIBAL CHILD SUPPORT	[redacted]	25.00
		DEPARTMENT OF HUMAN SERVICES	[redacted]	180.00
			[redacted]	169.23
			[redacted]	151.75
			[redacted]	187.56
			[redacted]	100.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	8,381.25
		OKLAHOMA POLICE PENSION &	POLICE PENSION	3,914.67
		TRANSFER ACCOUNT	ENTITY 0037102001	4,510.00
			FEDERAL WITHHOLDING	20,757.88
			STATE INCOME TAX	7,606.00
			FICA	7,900.94
			MEDICARE	3,250.92
		JOHN HARDEMAN, TRUSTEE		179.79
		CITY OF CHICKASHA FLEX SPENDING ACCOUT	UNREIMBURSED MEDICAL 23-19	1,109.99
			TOTAL:	58,424.98

========== FUND TOTALS ==========

11	GENERAL FUND	186,360.03
23	EMERGENCY MED SERV FUND	24,693.50
25	CHICKASHA INDUST AUTH	31,278.32
26	ED-DEDICATED SALES TAX	4,592.50
27	E-911 FUND	607.66
31	CHICKASHA MUNICIPAL AUTH	423,506.42
39	AIRPORT	4,404.88
52	CAPITAL PROJECTS FUND	5,029.00
54	STREET AND ALLEY FUND	2,500.00
64	POLICE BOND FUND	17,791.92
71	COMBINED INSURANCE	250.00
99	AP/PAYROLL CASH FUND	58,424.98
	GRAND TOTAL:	759,439.21

TOTAL PAGES: 7

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 99-AP VENDOR LIST
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 2/03/2021 THRU 2/16/2021

PAYROLL SELECTION

PAYROLL EXPENSES: NO
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: COUNCIL REPORT 02/15/2021
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

JANUARY MONTHLY CLAIMS

GENERAL FUND

	1ST	2ND	3RD	TOTAL
ADMINISTRATION	$7,929.51	$12,406.16		$20,335.67
FIRE ADMINISTRATION	$3,932.08	$3,932.08		$7,864.16
POLICE ADMINISTRATION	$7,925.72	$8,345.72		$16,271.44
EMERGENCY MANAGEMENT	$0.00	$0.00		$0.00
HUMAN RESOURCES	$1,164.15	$1,165.96		$2,330.11
LIBRARY	$7,723.42	$7,715.46		$15,438.88
STREETS	$10,054.65	$9,036.42		$19,091.07
CENTRAL GARAGE	$1,490.39	$1,490.39		$2,980.78
FINANCE	$6,017.52	$6,389.65		$12,407.17
COM DEV/PLANNING	$4,400.00	$4,368.50		$8,768.50
BUILDING SERVICES	$3,104.62	$3,499.62		$6,604.24
FIRE OPERATIONS	$93,973.89	$78,370.66		$172,344.55
PATROL SERVICES	$76,728.06	$47,653.63		$124,381.69
INVESTIGATION SERVICES	$9,737.23	$7,813.90		$17,551.13
ANIMAL SHELTER	$2,463.83	$2,992.82		$5,456.65

MUNICIPAL COURT CLERK	$1,262.00	$1,262.00	$2,524.00
DISPATCH SERVICES	$6,374.11	$7,031.40	$13,405.51
NEIGHBORHOOD SERVICES	$0.00	$0.00	$0.00
PARK MAINTENANCE	$7,681.78	$6,324.38	$14,006.16
SPORTS COMPLEX	$1,040.00	$1,040.00	$2,080.00
TOTAL			
FIRE PENSION	$16,376.44	$17,003.43	$33,379.87
POLICE PENSION	$11,528.68	$10,960.47	$22,489.15
GENERAL GOVERNMENT			
DIRECT DEPOSIT	18.05	36.1	$54.15
FICA	$18,350.42	$15,403.46	$33,753.88
MEDICARE	$6,978.98	$6,293.90	$13,272.88
OMRF	$7,890.87	$7,787.92	$15,678.79
OMRF2	$1,226.92	$981.52	$2,208.44
LEGAL COURT	$0.00	$1,800.00	$1,800.00
		TOTAL	$586,478.87

MONTHLY CLAIMS

EMS FUND

		1ST	2ND	TOTAL
PERSONNEL SERVICES		$29,231.23	$23,808.48	$53,039.71
	FIRE PENSION	$4,845.71	$4,748.33	$9,594.04
	MEDICARE	$811.88	$654.52	$1,466.40
			TOTAL	$64,100.15

CIA FUND

		1ST	2ND	TOTAL
MARKETING AND CIVIC ENGAGEMENT		$2,440.80	$2,440.80	$4,881.60
	OMRF	$328.53	$328.53	$657.06
	FICA	$296.34	$296.34	$592.68
	MEDICARE	$69.30	$69.30	$138.60
			TOTAL	$6,269.94

CMA FUND

		1ST	2ND	TOTAL
UTILITIES		$2,552.74	$2,625.46	$5,178.20
PUBLIC WORKS		$2,884.61	$2,884.61	$5,769.22
SANITATION		$2,133.40	$1,216.00	$3,349.40
WATER MAINTENANCE		$8,907.50	$8,951.34	$17,858.84
LAKE		$0.00	$0.00	$0.00
BUILDING MAINTENA	MAINTENANCE	$1,212.00	$1,212.00	$2,424.00
	FICA	$2,062.80	$1,963.48	$4,026.28
	MEDICARE	$482.42	$459.22	$941.64

	OMRF	$2,299.74	$2,204.49	$4,504.23
			TOTAL	$44,051.81

AIRPORT FUND

		1ST	2ND	TOTAL
AIRPORT		$2,537.34	$2,278.08	$4,815.42
	FICA	$290.76	$258.62	$549.38
	MEDICARE	$68.00	$60.50	$128.50
	OMRF	$341.53	$306.64	$648.17
			TOTAL	$6,141.47

HEALTH INSURANCE

	1ST	2ND	TOTAL
BILLINGS	$250.00	$64,985.54	$65,235.54
CLAIMS	$0.00	$8,410.67	$8,410.67
		TOTAL	$73,646.21

MONTHLY CLAIMS

COMPENSATED ABSENCES

	GROSS	FICA	MEDICARE	TOTAL
1ST PAYROLL				
	$3,974.22	$246.40	$57.63	$4,278.25
2ND PAYROLL				
	$30,997.25	$1,921.83	$449.46	$33,368.54
	$3,011.74	$186.73	$43.67	$3,242.14
3RD PAYROLL				
			TOTAL	$40,888.93

TOTAL GENERAL FUND	**$586,478.87**
TOTAL EMS FUND	**$64,100.15**
TOTAL CIA	**$6,269.94**
TOTAL CMA	**$44,051.81**
TOTAL AIRPORT	**$6,141.47**
TOTAL HEALTH INS.	**$73,646.21**
TOTAL COMP ABSENCES	**$40,888.93**
TOTAL	**$821,577.38**

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Finance **Agenda Item No. 4.c.**

AGENDA ITEM: Acceptance of the Financials for January 2021

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept Financials for January 2021.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Leasa Furr, Asst. City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From)		

V. ATTACHMENTS:

1. January 2021 Financials

117 N. 4th Street Chickasha, Ok. 73018 *Phone 405.222.6045* *Fax 405.222.6004*

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

11 -GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OE BUDGET
REVENUE SUMMARY							
PERMITS	157,600.00	29,035.17	0.00	149,966.57	0.00	7,633.43	95.16
LICENSES	67,400.00	5,481.20	0.00	32,958.65	0.00	34,441.35	48.90
CEMETERY	75,000.00	12,416.21	0.00	69,544.80	0.00	5,455.20	92.73
FEES	90,300.00	12,002.14	0.00	64,598.81	0.00	25,701.19	71.54
RENT	2,360.00	220.00	0.00	2,066.50	0.00	293.50	87.56
STATE TAX	12,750,000.00	1,051,818.58	0.00	7,246,609.86	0.00	5,503,390.14	56.84
OTHER TAX	750,000.00	50,051.49	0.00	338,941.99	0.00	411,058.01	45.19
FRANCHISE TAX	560,000.00	72,127.05	0.00	286,633.83	0.00	273,366.17	51.18
GRANTS AND PROGRAMS	1,370,411.00	22,138.51	0.00	1,339,633.70	0.00	30,777.30	97.75
SWIMMING POOL/SPORTS COM	42,533.00	0.00	0.00	18,133.78	0.00	24,399.22	42.63
MISC REVENUES	120,000.00	1,305.71	0.00	10,862.45	0.00	109,137.55	9.05
TRANSFER OTHER FUNDS-EQU	2,171,932.00	163,333.33	0.00	1,232,592.62	0.00	939,339.38	56.75
INTEREST	10,900.00	915.04	0.00	4,371.85	0.00	6,528.15	40.11
PRIOR YEAR FUND BALANCE C	1,822,109.00	0.00	0.00	0.00	0.00	1,822,109.00	0.00
TOTAL REVENUES	19,990,545.00	1,420,844.43	0.00	10,796,915.41	0.00	9,193,629.59	54.01
EXPENDITURE SUMMARY							
01-ADMINISTRATION	350,151.00	28,880.87	0.00	213,823.60	367.11	135,960.29	61.17
04-EMERGENCY MANAGEMENT	64,328.00	115.08	0.00	805.60	0.00	63,522.40	1.25
02-FIRE DEPARTMENT-PS	305,470.00	16,800.14	0.00	144,125.49	5,524.57	155,819.94	48.99
21-FIRE OPERATIONS	3,165,645.00	245,883.34	0.00	1,757,641.12	11,543.02	1,396,460.86	55.89
03-POLICE DEPARTMENT-PS	488,425.00	31,108.06	0.00	222,802.36	3,232.17	262,390.47	46.28
41-PATROL SERVICES	2,731,877.00	193,255.71	0.00	1,403,912.09	22,562.23	1,305,402.68	52.22
42-INVESTIGATIONS	378,758.00	26,350.43	0.00	175,725.03	50.38	202,982.59	46.41
43-ANIMAL CONTROL	254,297.00	9,242.78	0.00	76,301.40	2,659.74	175,335.86	31.05
44-MUNICIPAL COURT	64,611.00	4,272.70	0.00	33,713.46	0.00	30,897.54	52.18
45-DISPATCH	312,573.00	21,230.65	0.00	151,461.00	700.00	160,412.00	48.68
46-NEIGHBORHOOD SERVICES	153,645.00	3,039.70	0.00	36,876.96	179.72	116,588.32	24.12
51-PARK MAINTENANCE	727,454.00	28,339.47	0.00	340,622.34	13,762.21	373,069.45	48.72
52-SPORTS COMPLEX	279,503.00	7,764.44	3,802.40	111,492.06	1,153.43	170,659.91	38.94
06-CEMETERY MAINTENANC-C	130,300.00	13,318.63	0.00	69,421.04	0.00	60,878.96	53.28
08-LIBRARY - C&R	451,678.00	31,845.14	0.00	240,477.00	21,337.11	189,863.89	57.96
09-STREET & STORM	592,367.00	45,948.49	0.00	346,103.94	21,904.74	224,358.32	62.13
10-FLEET	60,437.00	4,194.45	0.00	37,551.54	28.00	22,857.46	62.18
14-FINANCE-GG	436,357.00	26,215.49	0.00	154,639.28	297.00	281,420.72	35.51
07-HUMAN RESOURCES	79,083.00	4,631.58	0.00	35,411.69	47.95	43,623.36	44.84
16-COMM DEVEL/PLAN SERV	169,265.00	9,721.02	0.00	66,595.09	30.05	102,639.86	39.36
18-BUILDING SERVICES	136,383.00	9,694.66	0.00	72,977.12	16,328.31	47,077.57	65.48
17-GENERAL GOVERNMENT-GG	8,573,543.00	549,891.76	0.00	3,832,910.94	12,068.50	4,728,563.56	44.85
70-GRANTS)	84,395.00	1,961.08	0.00	31,759.81	0.00	52,635.19	37.63
TOTAL EXPENDITURES *	19,990,545.00	1,313,705.87	3,802.40	9,557,149.96	133,776.24	10,303,421.20	48.46
*. REVENUE OVER(UNDER) EXPENDITURES **	0.00	107,138.56	3,802.40	1,239,765.45	(133,776.24)	(1,109,791.61)	0.00

-a- -sass

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

20 -DONATIONS FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
DONATIONS	70,524.00	5,540.00	0.00	49,073.00	0.00	21,451.00	69.58
INTEREST	100.00	19.15	0.00	132.97	0.00	(32.97)	132.97
*** TOTAL REVENUES	70,624.00	5,559.15	0.00	49,205.97	0.00	21,418.03	69.67
EXPENDITURE SUMMARY							
20-DONATIONS-GG	70,624.00	30.19	0.00	24,623.45	2,500.00	43,500.55	38.41
*** TOTAL EXPENDITURES ***	70,624.00	30.19	0.00	24,623.45	2,500.00	43,500.55	38.41
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	5,528.96	0.00	24,582.52	(2,500.00)	(22,082.52)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

22 -TAX INCREMENT DISTRIC
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
OTHER TAX	140,000.00	88,594.50	0.00	118,668.50	0.00	21,331.50	84.76
TRANSFER OTHER FUNDS-EQU	225,000.00	0.00	0.00	0.00	0.00	225,000.00	0.00
INTEREST	0.00	88.47	0.00	460.69	0.00	(460.69)	0.00
TOTAL REVENUES	365,000.00	88,682.97	0.00	119,129.19	0.00	245,870.81	32.64
EXPENDITURE SUMMARY							
22-TAX INCREMENT DISTRIC	365,000.00	0.00	0.00	0.00	0.00	365,000.00	0.00
*** TOTAL EXPENDITURES ***	365,000.00	0.00	0.00	0.00	0.00	365,000.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES	** 0.00	68,682.97	0.00	119,129.19	0.00	(119,129.19)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

23 -EMERGENCY MED SERV FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
EMS FEES	1,377,000.00	91,640.53	0.00	569,303.89	0.00	807,696.11	41.34
GRANTS AND PROGRAMS	262,150.00	32,376.50	0.00	421,455.06	0.00	(159,305.06)	160.77
MISC REVENUES	500.00	0.00	0.00	10.00	0.00	490.00	2.00
INTEREST	50.00	64.06	0.00	379.08	0.00	(329.08)	758.16
*** TOTAL REVENUES	1,639,700.00	124,081.09	0.00	991,148.03	0.00	648,551.97	60.45
EXPENDITURE SUMMARY							
02-FIRE DEPARTMENT-PS	1,639,700.00	102,904.52	0.00	943,952.94	279,898.47	415,848.59	74.64
TOTAL EXPENDITURES ***	1,639,700.00	102,904.52	0.00	943,952.94	279,898.47	415,848.59	74.64
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	21,176.57	0.00	47,195.09	(279,898.47)	232,703.38	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: JANUARY 31ST, 2021

25 -CHICKASHA INDUST AUTH

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
DONATIONS	27,000.00	1,500.00	0.00	12,858.00	0.00	14,142.00	47.62
CONTRACTS/AGREEMENTS	195,000.00	0.00	0.00	81,250.00	0.00	113,750.00	41.67
TRANSFER OTHER FUNDS-EQU	562,500.00	29,799.71	0.00	195,844.47	0.00	366,655.53	34.82
INTEREST	0.00	50.01	0.00	480.52	0.00	(480.52)	0.00.
PRIOR YEAR FUND BALANCE C	361,900.00	0.00	0.00	0.00	0.00	361,900.00	0.00
TOTAL REVENUES	1,146,400.00	31,349.72	0.00	290,432.99	0.00	855,967.01	25.33
EXPENDITURE SUMMARY							
25-CHICKASHA INDUSTRIAL	1,146,400.00	37,333.13	0.00	375,421.94	135.00	770,843.06	32.76
TOTAL EXPENDITURES	1,146,400.00	37,333.13	0.00	375,421.94	135.00	770,843.06	32.76
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(5,983.41)	0.00	(84,988.95)	(135.00)	85,123.95	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

26 -ED-DEDICATED SALES TAX
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
MISC REVENUES	0.00	31.00	0.00	6,282.78	0.00	(6,282.78)	0.00
INTEREST	23,000.00	191.30	0.00	13,099.07	0.00	9,900.93	56.95
PRIOR **YEAR FUND BALANCE C**	2,385,245.00	0.00	0.00	0.00	0.00	2,385,245.00	0.00
TOTAL REVENUES	2,408,245.00	222.30	0.00	19,381.85	0.00	2,388,863.15	0.80
EXPENDITURE SUMMARY							
26-ED DED. SALES TAX	2,408,245.00	41,295.00	0.00	277,657.25	394,542.50	1,736,045.25	27.91
TOTAL EXPENDITURES	2,408,245.00	41,295.00	0.00	277,657.25	394,542.50	1,736,045.25	27.91
**** REVENUE OVER(UNDER) EXPENDITURES ****	0.00	(41,072.70)	0.00	(258,275.40)	(394,542.50)	652,817.90	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

27 -E-911 FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
E-911	155,000.00	14,583.13	0.00	91,765.50	0.00	63,234.50	59.20
GRANTS AND PROGRAMS	219,453.00	0.00	0.00	0.00	0.00	219,453.00	0.00
INTEREST	600.00	30.16	0.00	176.41	0.00	423.59	29.40
PRIOR YEAR FUND BALANCE C	9,000.00	0.00	0.00	0.00	0.00	9,000.00	0.00
TOTAL REVENUES	384,053.00	14,613.29	0.00	91,941.91	0.00	292,111.09	23.94
	sa-C				M96-3		
EXPENDITURE SUMMARY							
27-EMERGENCY 911-PS	384,053.00	14,313.77	0.00	31,258.63	221,661.13	131,133.24	65.86
*** TOTAL EXPENDITURES	384,053.00	14,313.77	0.00	31,258.63	221,661.13	131,133.24	65.86
		--=a------					
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	299.52	0.00	60,683.28	(221,661.13)	160,977.85	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

28 -FIRE/EMS TRAINING FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TRANSFER OTHER FUNDS-EQU	100.00	0.00	0.00	32.00	0.00	68.00	32.00
INTEREST	0.00	0.09	0.00	0.78	0.00	(0.78)	0.00
TOTAL REVENUES	100.00	0.09	0.00	32.78	0.00	67.22	32.78
EXPENDITURE SUMMARY							
02-FIRE DEPARTMENT-PS	100.00	0.00	0.00	0.00	0.00	100.00	0.00
*** TOTAL EXPENDITURES ***	100.00	0.00	0.00	0.00	0.00	100.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	0.09	0.00	32.78	0.00	32.78)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

29 -POLICE TRAINING FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TRANSFER OTHER FUNDS-EQU	10,500.00	0.00	0.00	4,503.15	0.00	5,996.85	42.89
INTEREST	40.00	7.17	0.00	52.01	0.00	(12.01)	130.03
TOTAL REVENUES ***	10,540.00	7.17	0.00	4,555.16	0.00	5,984.84	43.22
		66		633			
EXPENDITURE SUMMARY							
03-POLICE DEPARTMENT-PS	10,540.00	0.00	0.00	14.36	0.00	10,525.64	0.14
*** TOTAL EXPENDITURES ***	10,540.00	0.00	0.00	14.36	0.00	10,525.64	0.14
	66	6					
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	7.17	0.00	4,540.80	0.00	(4,540.80)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

31 -CHICKASHA MUNICIPAL AUTH
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
LICENSES	6,500.00	136.75	0.00	8,704.50	0.00	(2,204.50)	133.92
FEES	20,000.00	1,948.16	0.00	13,631.04	0.00	6,368.96	68.16
RENT	156,000.00	7,465.00	0.00	129,300.32	0.00	26,699.68	82.98
OIL & GAS	3,000.00	0.00	0.00	3,300.00	0.00	(300.00)	110.00
UTILITY SERVICE	6,714,650.00	524,699.02	0.00	4,051,292.75	0.00	2,663,357.25	60.34
MISC REVENUES	15,000.00	239.10	0.00	255,456.00	0.00	(240,456.00)	703.04
TRANSFER OTHER FUNDS-EQU	3,166,667.00	347,022.60	0.00	2,418,766.07	0.00	747,900.93	76.38
INTEREST	75,000.00	9,692.33	0.00	109,999.50	0.00	(34,999.50)	146.67
PRIOR YEAR FUND BALANCE C	8,256,244.00	0.00	0.00	0.00	0.00	6,256,244.00	0.00
TOTAL REVENUES	18,413,061.00	891,202.96	0.00	6,990,450.18	0.00	11,422,610.82	37.96
EXPENDITURE SUMMARY							
30-CMA CAPITAL	9,300,000.00	0.00	0.00	74,441.45	63,747.75	9,161,810.80	1.49
31-CMA GENERAL-BT	2,364,445.00	178,130.17	0.00	1,407,106.35	135.00	957,203.65	59.52
15-UTILITY BILLING	273,397.00	15,711.36	0.00	85,935.99	1,153.40	186,307.61	31.85
32-PUBLIC WORKS ADMIN-BT	377,178.00	8,399.64	0.00	106,835.84	3,137.23	267,204.93	29.16
33-SANITATION-BT	2,078,660.00	176,751.69	0.00	1,045,164.26	51,685.90	981,809.84	52.77
34-WATER PLANT-BT	1,816,650.00	43,533.13	0.00	502,961.80	0.00	1,313,688.20	27.69
35-WASTEWATER PLANT-BT	1,037,000.00	11,908.59	0.00	763,879.65	0.00	273,120.35	73.66
36-LINE MAINTENANCE-BT	565,408.00	31,399.02	0.00	278,014.78	31,452.99	255,940.23	54.73
37-LAKE CHICKASHA-C&R	27,950.00	1,372.79	0.00	16,371.23	0.00	11,578.77	58.57
38-BUILDING MAINTAENANCE	572,373.00	57,396.12	0.00	367,589.31	1,248.83	203,534.86	64.44
TOTAL EXPENDITURES ***	18,413,061.00	524,602.51	0.00	4,648,300.66	152,561.10	13,612,199.24	26.07
** REVENUE OVER(UNDER) EXPENDITURES **	D.00	366,600.45	0.00	2,342,149.52	(152,561.10)	(2,189,588.42)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

39 -AIRPORT
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
RENT	88,400.00	5,026.00	0.00	52,774.00	0.00	35,626.00	59.70
GRANTS AND PROGRAMS	650,783.00	0.00	0.00	569,718.36	0.00	81,064.64	87.54
OIL & GAS	575,000.00	28,748.50	0.00	205,970.86	0.00	369,029.14	35.82
INTEREST	15,000.00	3,090.64	0.00	17,158.33	0.00	(2,158.33)	114.39
PRIOR YEAR FUND BALANCE C	817,778.00	0.00	0.00	0.00	0.00	817,778.00	0.00
TOTAL REVENUES	2,146,961.00	36,865.14	0.00	845,621.55	0.00	1,301,339.45	39.39
EXPENDITURE SUMMARY							
39-AIRPORT-ST	2,146,961.00	12,942.56	0.00	1,048,711.51	584.30	1,097,665.19	48.87
TOTAL EXPENDITURES	2,146,961.00	12,942.56	0.00	1,048,711.51	584.30	1,097,665.19	48.87
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	23,922.58	0.00	(203,089.96)	(584.30)	203,674.26	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

52 -CAPITAL PROJECTS FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
GRANTS AND PROGRAMS	150,000.00	0.00	0.00	0.00	0.00	150,000.00	0.00
OIL & GAS	25,000.00	3,664.31	0.00	13,203.87	0.00	11,796.13	52.82
INTEREST	15,000.00	107.19	0.00	4,135.29	0.00	10,864.71	27.57
PRIOR YEAR FUND BALANCE C	1,086,342.00	0.00	0.00	0.00	0.00	1,086,342.00	0.00
TOTAL REVENUES	1,276,342.00	3,771.50	0.00	17,339.16	0.00	1,259,002.84	1.36
EXPENDITURE SUMMARY							
CAPITAL PROJECTS	1,276,342.00	7,029.00	0.00	65,518.86	59,206.25	1,151,616.89	9.77
TOTAL EXPENDITURES	1,276,342.00	7,029.00	0.00	65,518.86	59,206.25	1,151,616.89	9.77
*. REVENUE OVER(UNDER) EXPENDITURES **	0.00	(3,257.50)	0.00	(48,179.70)	(59,206.25)	107,385.95	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

53 -CIP-DEDICATED SALES TAX
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TRANSFER OTHER FUNDS-EQU	2,525,000.00	208,645.88	0.00	1,436,357.92	0.00	1,088,642.08	56.89
INTEREST	7,500.00	1,767.26	0.00	8,534.91	0.00	(1,034.91)	113.80
PRIOR YEAR FUND BALANCE C	1,224,633.00	0.00	0.00	0.00	0.00	1,224,633.00	0.00
TOTAL REVENUES	3,757,133.00	210,413.14	0.00	1,444,892.83	0.00	2,312,240.17	38.46
	--===						
EXPENDITURE SUMMARY							
53-DEDICATED SALE TAX-GG	3,757,133.00	96,500.00	0.00	679,201.13	0.00	3,077,931.87	18.08
TOTAL EXPENDITURES	3,757,133.00	96,500.00	0.00	679,201.13	0.00	3,077,931.87	18.08
		tataasa= -------					
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	113,913.14	0.00	765,691.70	0.00	(765,691.70)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

54 -STREET AND ALLEY FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
STATE TAX	30,000.00	2,249.16	0.00	16,593.11	0.00	13,406.89	55.31
OTHER TAX	150,000.00	7,951.19	0.00	67,350.66	0.00	82,649.34	44.90
GRANTS AND PROGRAMS	150,000.00	0.00	0.00	144,181.00	0.00	5,819.00	96.12
INTEREST	600.00	24.04	0.00	140.80	0.00	459.20	23.47
PRIOR YEAR FUND BALANCE C	335,293.00	0.00	0.00	0.00	0.00	335,293.00	0.00
TOTAL REVENUES	665,893.00	10,224.39	0.00	228,265.57	0.00	437,627.43	34.28
EXPENDITURE SUMMARY							
09-STREET & STORM	665,893.00	30,303.15	0.00	521,737.06	53,255.00	90,900.94	86.35
TOTAL EXPENDITURES ***	665,893.00	30,303.15	0.00	521,737.06	53,255.00	90,900.94	86.35
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(20,078.76)	0.00	(293,471.49)	(53,255.00)	346,726.49	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

56 -CEMETERY CARE
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
CEMETERY	18,750.00	4,138.79	0.00	20,670.20	0.00	(1,920.20)	110.24
INTEREST	6,500.00	718.85	0.00	7,010.45	0.00	(510.45)	107.85
PRIOR YEAR FUND BALANCE C	349,750.00	0.00	0.00	0.00	0.00	349,750.00	0.00
TOTAL REVENUES	375,000.00	4,857.64	0.00	27,680.65	0.00	347,319.35	7.38
EXPENDITURE SUMMARY							
06-CEMETERY MAINT.-C	375,000.00	480.30	0.00	1,670.26	0.00	373,329.74	0.45
TOTAL EXPENDITURES ***	375,000.00	480.30	0.00	1,670.26	0.00	373,329.74	0.45
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	4,377.34	0.00	26,010.39	0.00	(26,010.39)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

61 -WATER METER FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTEREST	1,500.00	242.32	0.00	1,176.42	0.00	323.58	78.43
TOTAL REVENUES **	1,500.00	242.32	0.00	1,176.42	0.00	323.58	78.43
EXPENDITURE SUMMARY							
36-LINE MAINTENANCE -BT	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
TOTAL EXPENDITURES ***	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	242.32	0.00	1,176.42	0.00	1,176.42)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

64 -POLICE BOND FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
POLICE FINES	238,000.00	21,099.37	0.00	121,886.61	0.00	116,113.39	51.21
MISC REVENUES	0.00	0.00	0.00	(18.00)	0.00	18.00	0.00
INTEREST	100.00	44.27	0.00	322.83	0.00	(222.83)	322.83
PRIOR YEAR FUND BALANCE C	23,500.00	0.00	0.00	0.00	0.00	23,500.00	0.00
TOTAL REVENUES	261,600.00	21,143.64 =.= ---	0.00	122,191.44	0.00	139,408.56	46.71
EXPENDITURE SUMMARY							
03-POLICE DEPARTMENT-PS	261,600.00	13,134.76	0.00	99,694.11	4,900.00	157,005.89	39.98
TOTAL EXPENDITURES	261,600.00 =.--	13,134.76 ag ---	0.00	99,694.11	4,900.00	157,005.89	39.98
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	8,008.88	0.00	22,497.33	(4,900.00)(	17,597.33) =s-	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

68 -WATER RESOURCE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	I OF BUDGET
REVENUE SUMMARY							
UTILITY SERVICE	75,000.00	6,128.00	0.00	47,259.40	0.00	27,740.60	63.01
INTEREST	1,000.00	657.31	0.00	2,998.34	0.00	(1,998.34)	299.83
PRIOR YEAR FUND BALANCE C	474,000.00	0.00	0.00	0.00	0.00	474,000.00	0.00
TOTAL REVENUES	550,000.00	6,785.31	0.00	50,257.74	0.00	499,742.26	9.14
EXPENDITURE SUMMARY							
68-WATER RESOURCES	550,000.00	(2.00)	0.00	188.94	0.00	549,811.06	0.03
TOTAL EXPENDITURES ***	550,000.00	(2.00)	0.00	188.94	0.00	549,811.06	0.03
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	6,787.31	0.00	50,068.80	0.00	(50,068.80)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

71 -COMBINED INSURANCE

FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INSURANCE	3,277,823.00	252,957.85	0.00	1,283,422.98	0.00	1,994,400.02	39.15
INTEREST	5,000.00	2,192.87	0.00	20,495.05	0.00	(15,495.05)	409.90
TOTAL REVENUES	3,282,823.00	255,150.72	0.00	1,303,918.03	0.00	1,978,904.97	39.72
EXPENDITURE SUMMARY							
71-COMBINED INSURANCE-CR	3,282,623.00	122,982.46	0.00	1,135,260.79	0.00	2,147,562.21	34.58
* TOTAL EXPENDITURES	3,282,823.00	122,982.46	0.00	1,135,260.79	0.00	2,147,562.21	34.58
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	132,168.26	0.00	168,657.24	0.00	(168,657.24)	0.00

FINANCIAL STATEMENT (UNAUDITED)
AS OF: JANUARY 31ST, 2021

72 -COMPENSATED ABSENCES FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INSURANCE	110,194.00	9,182.84	0.00	64,279.80	0.00	45,914.20	58.33
INTEREST	50.00	5.99	0.00	56.53	0.00	(6.53)	113.06
TOTAL REVENUES **	110,244.00	**9,188.83**	**0.00**	64,336.33	**0.00**	**45,907,67**	58.36
EXPENDITURE SUMMARY							
72-COMPENSATED ABSENCES	110,244.00	40,888.93	0.00	100,995.02	0.00	9,248.98	91.61
TOTAL EXPENDITURES ***	110,244.00	40,888.93	0.00	100,995.02	0.00	9,248.98	91.61
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(31,700.10)	0.00	(36,658.69)	0.00	36,658.69	0.00

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Finance **Agenda Item No. 4.d.**

AGENDA ITEM: Acceptance of Resolution 2021-04R amending the FY 20-21 Budget.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept Resolution 2021-04R amending the FY 20-21 Budget.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Leasa Furr, Asst. City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From)		

V. ATTACHMENTS:

1. Exhibits A-C
2. Res. 2021-04R Budget Amendment

Exhibit A

CITY OF CHICKASHA

BUDGET AMENDMENT FORM

____ INCREASE	____ DECREASE	X TRANSFER

Fund: GENERAL
Fund No.: 11
Amendment No.: 13
Fiscal Year: 2020-2021

		Estimated Revenue(s)		Appropriation(s)	
Account #	**Account Name**	**Increase**	**Decrease**	**Increase**	**Decrease**
508-5301-024	FIRE/SECURITY,ALARM				4,050.00
508-6300-019	ADP SYSTEMS (COMPUTERS)			4,050.00	
	TOTALS	-	-	4,050.00	4,050.00

EXPLANATION:
This is to accommodate the unexpected purchase of new wifi equipment, including installation.

Approved by City Manager: 2/1/2021 (Date) Chilkosky (Signature)

Approved by City Council: Date Signature

Exhibit B

CITY OF CHICKASHA

BUDGET AMENDMENT FORM

____ INCREASE	____ DECREASE	__X__ TRANSFER

Fund: GENERAL
Fund No.: 11
Amendment No.: 14
Fiscal Year: 2020-2021

		Estimated Revenue(s)		Appropriation(s)	
Account #	**Account Name**	**Increase**	**Decrease**	**Increase**	**Decrease**
541-5101-007	HOLIDAY PAY				46,000.00
517-5500-027	TRANSFER OUT - E911			46,000.00	
	TOTALS	-	-	46,000.00	46,000.00

EXPLANATION:
Budget revision to accommodate VistaCOM-AVTEC Licenses for Recorder and Furniture for E911 Center Radio Console and Equipment Replacement Project

Approved by City Manager: 2/1/2021 Chris Bradley
Date **Signature**

Approved by City Council:
Date **Signature**

Exhibit C

CITY OF CHICKASHA

BUDGET AMENDMENT FORM

X INCREASE	____ DECREASE	____ TRANSFER

Fund: GENERAL
Fund No.: 11
Amendment No.: 15
Fiscal Year: 2020-2021

		Estimated Revenue(s)		Appropriation(s)	
Account #	**Account Name**	**Increase**	**Decrease**	**Increase**	**Decrease**
4700-001	AVAILABLE FUND BALANCE	6,000.00			
541-6300-044	DA FORFEITURE-EQUIPMENT			6,000.00	
	TOTALS	6,000.00	-	6,000.00	-

EXPLANATION:
To reflect Forfeiture proceeds from District Attorney received in prior year

Approved by City Manager: 2/1/2021 Chi Mosley
Date Signature

Approved by City Council:
Date Signature

RESOLUTION NO. 2021-04R__

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, AMENDING THE CITY OF CHICKASHA ADOPTED BUDGET FOR FISCAL YEAR 2020-21

WHEREAS, pursuant to the Oklahoma Municipal Budget Act, 11 O.S. Section 17-201 through 17-216, all steps in the process of developing the City's Budget for FY 2020-21 were followed, culminating the adoption of the Budget by the Mayor and Council on June 8, 2020; and

WHEREAS, Sections 17-215 and 17-216 of the Oklahoma Municipal Budget Act specifically authorizes amendments to the adopted budget; and

WHEREAS, the Mayor and Council have determined a need to amend the adopted budget; and

NOW THEREFORE, be it resolved by the Mayor and Council of the City of Chickasha, Grady County, Oklahoma, that:

Section 1. The adopted FY 2020-21 Budget for the General Fund #11 is hereby amended and attached hereto as "Exhibit A";
FY 2020-21 Budget for General Fund #11 is hereby amended and attached as "Exhibit B";
FY 2020-21 Budget for General Fund #11 is hereby amended and attached as "Exhibit C".

This Resolution shall be in full force and effect from and after the passage and approval by the Mayor and Council of the City of Chickasha, Grady County, Oklahoma.

Adopted this 15th day of February 2021.

_____
Chris Mosley, Mayor

ATTEST:

_____
Susan M. McDaniel, City Clerk

(SEAL)

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Community Development **Agenda Item No. 6.a.**

AGENDA ITEM: Public Hearing to discuss and consider the possible action to approve the Voluntary Annex of 5501 S 4th Street for applicant The Blessed Chickasha Collective LLC.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
Hold Public Hearing

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		

V. ATTACHMENTS:

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Community Development **Agenda Item No. 6.b.**

AGENDA ITEM: Discussion, consideration and possible action to approve Ordinance 2021-06 - the Voluntary Annex of 5501 S 4th Street for applicant The Blessed Chickasha Collective LLC

I. BACKGROUND/DESCRIPTION:

- Applicant The Blessed Chickasha Collective LLC purchased the property at 5501 S 4th Street. The property included the 80,000 square foot building and around 30 acers they which to voluntarily annex inside the city limits.
- The building will be used for a medical marijuana business . The applicant would like to be inside the city limits for the purposes of the Certificate of Compliance Process.
- All parties were notified of this request and this request was published in the news paper.

II. RECOMMENDED ACTION:

Approve Ordinance 2021-06 - the voluntary annex of 5501 S. 4th Street for applicant The Blessed Chickasha Collective LLC as presented.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Rachel Bernish, Community Development Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From)		

V. ATTACHMENTS:

1. 5504 s 4th deed_
2. LEGAL
3. Letter for Voluntary Annex 5501 S 4th Street
4. Survey
5. LETTER
6. Ord. 2021-06 Annexation of 5501 S. 4th Street
7. Proof of Publication

(Corporation Form)
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Chickasha Manufacturing Company, Inc., a/k/a Chickasha Manufacturing Co., Inc., a Delaware corporation** party of the first part, in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **The Blessed Chickasha Collective LLC, an Oklahoma limited liability company** party of the second part, the following described real property and premises situate in Grady County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered December 31, 2020.

Chickasha Manufacturing Company, Inc., a/k/a Chickasha Manufacturing Co., Inc., a Delaware corporation

BY: _____
Richard Fraser
President

The State of OKLAHOMA

CORPORATION ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of December, 2020 personally appeared Richard Fraser, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Chickasha Manufacturing Company, Inc. a/k/a Chickasha Manufacturing Co., Inc., a Delaware corporation, and acknowledged to me that hee executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

_____
Notary Public in and for the State of ~~OKLAHOMA~~ Florida
Notary's Printed Name: Anthony William Wathey
Notary's Commission Expires: 3-21-2022

Mail Deed and Tax Statements To:
The Blessed Chickasha Collective LLC, an Oklahoma limited liability company

Presented for filing by and return to:
Chicago Title Oklahoma Co.
210 Park Ave, Suite 210
Oklahoma City, OK 73102
File No.: 710702001216
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

ANTHONY WILLIAM WATHEY
Notary Public - State of Florida
Commission # GG 198570
My Comm. Expires Mar 21, 2022

EXHIBIT "A"

Legal Description

For Tax Map ID(s): 5940

A Tract of Land situated in the West Half of the Northwest Quarter (W1/2 NW1/4) of section Fifteen (15), Township Six (6) North, of Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows:

Beginning at a point 120.00 feet S.89°48'19"E. and 50.00 feet N.00°05'03"W. of the SW/corner of said NW1/4 of Section 15-T6N-R7W.I.M., thence S.89°48'19"E. a distance of 737.21 feet, thence N00°00'07"W. a distance of 466.75 feet, thence S.89°48'19"E. a distance of 466.75 feet, thence N.00°00'07"W a distance of 1378.22 feet, thence N.89°47'41"W a distance of 606.60 feet, thence S.00°05'03"E. a distance of 983.40 feet, thence N.89°47'41"W. a distance of 600.00 feet, thence S00°05'03"E. a distance of 861.80 feet to the point of beginning.

City of
Chickasha Community Development
117 North 4th Street
Chickasha, Oklahoma 73018 405 222-6010 fax: 405 574-1015 rachel.bernish@chickasha.org

To: Property Owners within the boundary of A Tract of Land situated in the West Half of the Northwest Quarter (W1/2 NW1/4) of section Fifteen (15), Township Six (6) North, of Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma.

Address: 5501 S 4th Street, Chickasha, Grady County, Oklahoma 73018

From: Community Development

Date: January 15, 2021

Re: Applicant Blessed Chickasha Collective, LLC

Public hearings have been scheduled regarding this property being annexed into the City limits.

If you wish to voice your support or protest regarding the above application you should attend the City Council meeting on **February 15, 2021 at 6:30 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma

If you have any questions regarding this matter, please contact me at 405-222-6010 or email me at **rachel.bernish@chickasha.org**

Sincerely

Rachel Bernish

Rachel Bernish
Community Development Director

BOUNDARY SURVEY
a part of the W/2 NW/4
Section 15, T-6-N, R-7-W,
Grady County, Oklahoma

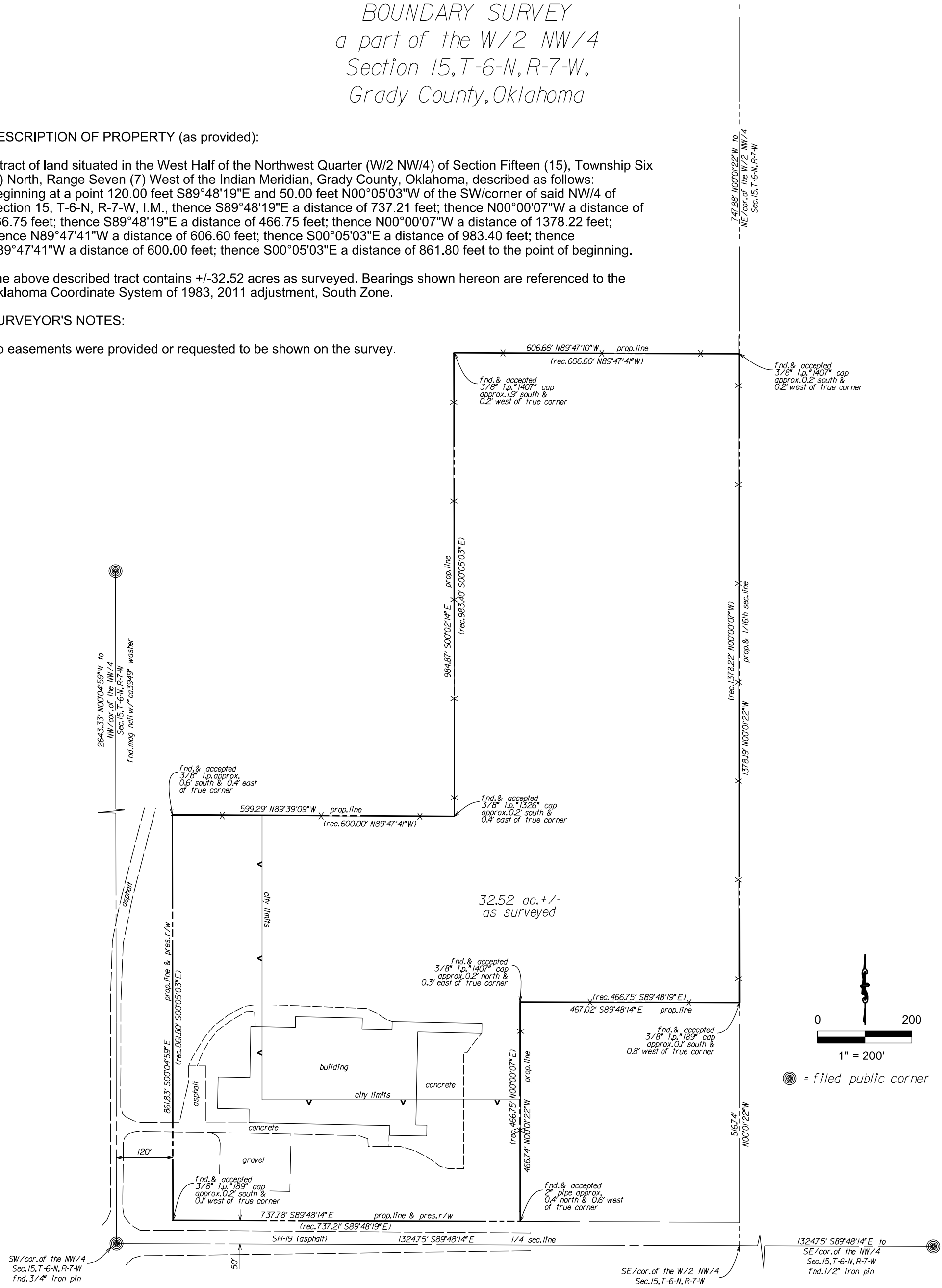
DESCRIPTION OF PROPERTY (as provided):

A tract of land situated in the West Half of the Northwest Quarter (W/2 NW/4) of Section Fifteen (15), Township Six (6) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows: Beginning at a point 120.00 feet S89°48'19"E and 50.00 feet N00°05'03"W of the SW/corner of said NW/4 of Section 15, T-6-N, R-7-W, I.M., thence S89°48'19"E a distance of 737.21 feet; thence N00°00'07"W a distance of 466.75 feet; thence S89°48'19"E a distance of 466.75 feet; thence N00°00'07"W a distance of 1378.22 feet; thence N89°47'41"W a distance of 606.60 feet; thence S00°05'03"E a distance of 983.40 feet; thence N89°47'41"W a distance of 600.00 feet; thence S00°05'03"E a distance of 861.80 feet to the point of beginning.

The above described tract contains +/-32.52 acres as surveyed. Bearings shown hereon are referenced to the Oklahoma Coordinate System of 1983, 2011 adjustment, South Zone.

SURVEYOR'S NOTES:

No easements were provided or requested to be shown on the survey.



MATTHEW A. SUTTERFIELD, PLS NO. 1962

Oct. 16, 2020

DATE / DATE OF REVISION

Oct. 16, 2020

LAST DATE ON SITE

REGISTERED PROFESSIONAL LAND SURVEYOR
MATTHEW A. SUTTERFIELD
1962
OKLAHOMA

CERTIFICATE OF SURVEY:

This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

SUTTERFIELD
LAND SURVEYING

Sutterfield Land Surveying, LLP
CA 8477 exp. June 30, 2021
PO Box 294
Blanchard, Okla. 73010
matt.sutterfieldls@gmail.com

1/12/21

I Blessed chickasha Collective LLC have recently purchased this property at 5501 S 4th chickasha. I would like for this property to be annexed into chickasha city limits.

Thank you.

Victor Ingo
Manager

ORDINANCE NO. 2021-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, ANNEXATION INTO THE CITY LIMITS OF THE CITY OF CHICKASHA THE PROPERTY LOCATED AT 5501 S 4TH STREET; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, STATE OF OKLAHOMA:

SECTION 1. The Mayor and Council of the City of Chickasha, Oklahoma deem that it is necessary and expedient to annex into the City limits the property located at 5501 S 4th Street, and by this Ordinance hereby annex into the city limits said property more particularly described as:

A Tract of Land situated in the West Half of the Northwest Quarter (W1/2 NW1/4) of section Fifteen (15), Township Six (6) North, of Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows:

Beginning at a point 120.00 feet S, 89°48'19"E and 50 feet N.00°05'03"W. of the SW/corner of said NW1/4 of Section 15-T6N-R7W.I.M., thence S. 89°48'19"E, a distance of 737.21 feet, thence N00°00'07'W. a distance of 466.75 feet, thence S.89°48'19"E. a distance of 466.75 feet, thence N.00°00'07"W a distance of 1378.22 feet, thence N.89°47'41"W a distance of 606.60 feet, thence S.00°05'03"E. a distance of 983.40 feet, thence N89°47'41"W. a distance 600.00 feet, thence S00°05'03"E. a distance of 861.80 feet to the point of the beginning.

SECTION 2. **Severability.** If any section, subsection, sentence, clause, phase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the remaining portions of this ordinance.

SECTION 3. **Effective Date.** This Ordinance shall be in full force and effect 30 days from and after its passage, approval, and publication.

Adopted and approved this 15th day of February 2021.

_____
Chris Mosley, Mayor

ATTESTED:

_____
Susan M. McDaniel, City Clerk (SEAL)

Proof of Publication

In the District Court of Grady County, State of Oklahoma

Legal Publication
(Published in The Express-Star on January 21st, 2021)
Applicant: Blessed Chickasha Collective LLC
Legal: A Tract of Land situated in the West Half of the Northwest Quarter (W1/2 NW1/4) of section Fifteen (15), Township Six (6) North, of Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma.
Address: 5501 S 4th Street
From: Community Development
Re: A public hearing for the Annexation of the property located at 5501 S 4th Street.
When: February 15, 2021 City of Chickasha City Council Chambers
Please contact Community Development with questions or concerns 405-222-6010.

Case No: Public Notice

Affidavit of Publication

State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent of the Express-Star , do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication January 21, 2021

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

B. White

Signature

Subscribed and sworn before me on this 21st day of January 2021.

TINA ANDERSON NOTARY # 20008340 EXP. 07/10/24 PUBLIC STATE OF OKLAHOMA

Tina Anderson

My commission expires . 7-10-24

Notary Public Commission # 20008340

Cost of Publication $ 15.40

Ad # 00498796 **Acct # 23151928** **Copies: 1**

PAY TO

The Express-Star
PO Drawer E
Chickasha, OK 73023

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Community Development **Agenda Item No. 6.c.**

AGENDA ITEM: Discussion, consideration and possible action to authorize the release of Liens on 1128 N 12th Street.

I. BACKGROUND/DESCRIPTION:

- The Statute of limitations for Notices of Liens are 60 days. The County is not releasing the liens.
- The Following Liens Needs to be release:
- October 14, 2005 Notice of Dilapidation Book 3784 Page 73
- April 3, 2007 Accumulation of Trash Book 3966 page 168
- April 3, 2007 Accumulation of Trash Book 3945 page 133
- June 6, 2006 Accumulation of Trash Book 3889 page 169
- June, 2006 Accumulation of Trash Book 3857 page 434
- April 26, 2004 Accumulation of Trash Book 3615 page 520
- July 8, 2003 Accumulation of Trash Book 3524 page 071

II. RECOMMENDED ACTION:

Authorize the Interim City Manager to execute the Release of Liens on property located at 1128 N. 12th Street.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount

Rachel Bernish, Community Development Director	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From)		

V. ATTACHMENTS:

1. 1128 N 12th Liens

I-2005-015925 Book 3784 Pg: 73
10/24/2005 8:32 am Pg 0073-0073
Fee: $ 0.00 Doc: $ 0.00
Sharon Shoemake - Grady County Clerk
State of Oklahoma MS

NOTICE OF DILAPIDATION AND LIEN

Pursuant to 11 O.S. Supp. 1997, 22-111 notice is hereby given by the City of Chickasha, Grady County, Oklahoma, a Municipal Corporation, that, at a hearing held on **October 14, 2005** the City of Chickasha made a determination that there are **dilapidated structure** on the following described real property that must be torn down and removed.

1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

The City of Chickasha made the following findings at the **October 14, 2005** hearing:

1. **Alvin L. Hall** is/are the record title owner(s) of certain real property located in the City of Chickasha as described as:
   1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

2. The structures located on the Property, through neglect or injury lack necessary repairs or are otherwise in a state of decay or partial ruin to such an extent that the structures are a hazard to the health, safety, or welfare of the general public and are therefore "dilapidated structures" as that term is defined in 11 O.S. Supp. 1997, 22-112.

3. The detriment created by the structures on the Property cannot be remedied by boarding and securing of the structures, the property would be benefited by the removal of such conditions, and the dilapidated structures should be torn own and removed.

THE CITY OF CHICKASHA CLAIMS A LIEN ON THE PROPERTY FOR THE DESTRUCTION AND REMOVAL COSTS AND SUCH COSTS ARE THE PERSONAL OBLIGATION OF THE PROPERTY OWNER FROM AND AFTER THE DATE OF THE FILING OF THIS NOTICE.

CAROLYN F. HOWARD NOTARY PUBLIC 04008397 EXP. 9/15/08 IN AND FOR STATE OF OKLAHOMA GRADY COUNTY

CITY OF CHICKASHA

Juliana Buckmaster

Juliana Buckmaster
Code Enforcement

GRADY COUNTY COUNTY CLERK COUNTY OKLAHOMA

Subscribed and sworn to before me this Oct. 21, 2005

My Commission expires 9-15-08

Carolyn F. Howard
NOTARY PUBLIC
04008397

I-2007-008333 Book 3966 Pg: 168
06/14/200711:00 am Pg 0168-0168
Fee: $ 0.00 Doc: $ 0.00
Sharon Shoemake - Grady County Clerk
State of Oklahoma

NOTICE OF LIEN

Pursuant to 11 O.S. Supp. 1997, 22-111 notice is hereby given by the City of Chickasha, Grady County, Oklahoma, a Municipal Corporation, that, at a hearing held on **April 3, 2007** the City of Chickasha made a determination that there are **weeds/grass** on the following described real property that must be removed.

1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

The City of Chickasha made the following findings at the **April 3, 2007** hearing:

1. **Alvin L. Hall** is/are the record title owner(s) of certain real property located in the City of Chickasha as described as:
   1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

2. The accumulation of trash or the growth of weeds or grass has caused the property to become detrimental to the health, benefit, and welfare of the public and the community, and creates a fire hazard to the danger of the property. 11 O.S. Supp. 1997, 22-111.

3. The condition of the property is detrimental and a hazard, and the property would be benefited by the removal of such conditions, and the property should be mowed and trimmed and cleaned of all high grass and weeds, trash, tree limbs, debris, etc.

THE CITY OF CHICKASHA CLAIMS A LIEN ON THE PROPERTY FOR THE MOWING AND CLEANING COSTS AND SUCH COSTS ARE THE PERSONAL OBLIGATION OF THE PROPERTY OWNER FROM AND AFTER THE DATE OF THE FILING OF THIS NOTICE.

CAROLYN P. HOWARD NOTARY PUBLIC EXP. 9/15/08 GRADY COUNTY STATE OF OKLAHOMA

CITY OF CHICKASHA

Juliana Buckmaster

Juliana Buckmaster
Code Enforcement

Subscribed and sworn to before me this June 13, 2007

My Commission expires 9-15-08

Carolyn Howard
NOTARY PUBLIC

CLERK GRADY COUNTY OKLAHOMA

NOTICE OF LIEN

Pursuant to 11 O.S. Supp. 1997, 22-111 notice is hereby given by the City of Chickasha, Grady County, Oklahoma, a Municipal Corporation, that, at a hearing held on **April 3, 2007** the City of Chickasha made a determination that there are **weeds/ grass** on the following described real property that must be removed.

1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

The City of Chickasha made the following findings at the **April 3, 2007** hearing:

1. **Alvin L. Hall** is/are the record title owner(s) of certain real property located in the City of Chickasha as described as:
   1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

2. The accumulation of trash or the growth of weeds or grass has caused the property to become detrimental to the health, benefit, and welfare of the public and the community, and creates a fire hazard to the danger of the property. 11 O.S. Supp. 1997, 22-111.

3. The condition of the property is detrimental and a hazard, and the property would be benefited by the removal of such conditions, and the property should be mowed and trimmed and cleaned of all high grass and weeds, trash, tree limbs, debris, etc.

THE CITY OF CHICKASHA CLAIMS A LIEN ON THE PROPERTY FOR THE MOWING AND CLEANING COSTS AND SUCH COSTS ARE THE PERSONAL OBLIGATION OF THE PROPERTY OWNER FROM AND AFTER THE DATE OF THE FILING OF THIS NOTICE.

CITY OF CHICKASHA

Juliana Buckmaster

Juliana Buckmaster
Code Enforcement

Subscribed and sworn to before me this April 6, 2007

My Commission expires 9-2-09

Mary Grote
NOTARY PUBLIC

NOTARY PUBLIC SEAL
MARY GROTE
Notary Public in and for the State of Oklahoma
Commission #05006213
My Commission expires 9/02/2009

I-2007-004862 Book 3945 Pg: 133
04/09/2007 11:14 am Pg 0133-0133
Fee: $ 0.00 Doc: $ 0.00
Sharon Shoemake - Grady County Clerk
State of Oklahoma

GRADY COUNTY CLERK
GRADY COUNTY OKLAHOMA

I-2006-014713 Book 3889 Pg: 169
09/29/200610:30 am Pg 0169-0169
Fee. $ 0.00 Doc: $ 0.00
Sharon Shoemake - Grady County Clerk
State of Oklahoma

NOTICE OF LIEN

Pursuant to 11 O.S. Supp. 1997, 22-111 notice is hereby given by the City of Chickasha, Grady County, Oklahoma, a Municipal Corporation, that, at a hearing held on **June 6, 2006** the City of Chickasha made a determination that there are **high weeds/grass** on the following described real property that must be removed.

1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

The City of Chickasha made the following findings at the **June 6, 2006** hearing:

1. **Alvin L. Hall** is/are the record title owner(s) of certain real property located in the City of Chickasha as described as:
   1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

2. The accumulation of trash or the growth of weeds or grass has caused the property to become detrimental to the health, benefit, and welfare of the public and the community, and creates a fire hazard to the danger of the property. 11 O.S. Supp. 1997, 22-111.

3. The condition of the property is detrimental and a hazard, and the property would be benefited by the removal of such conditions, and the property should be mowed and trimmed and cleaned of all high grass and weeds, trash, tree limbs, debris, etc.

THE CITY OF CHICKASHA CLAIMS A LIEN ON THE PROPERTY FOR THE MOWING AND CLEANING COSTS AND SUCH COSTS ARE THE PERSONAL OBLIGATION OF THE PROPERTY OWNER FROM AND AFTER THE DATE OF THE FILING OF THIS NOTICE.

CAROLYN F. HOWARD NOTARY PUBLIC 04008397 EXP. 9/15/08 IN AND FOR STATE OF OKLAHOMA GRADY COUNTY

CITY OF CHICKASHA

Juliana Buckmaster

Juliana Buckmaster
Code Enforcement

COUNTY CLERK OKLAHOMA GRADY COUNTY

Subscribed and sworn to before me this Sept 27, 2006

My Commission expires 9-15-08

Carolyn F Howard
NOTARY PUBLIC

04008397

I-2006-009387 Book 3857 Pg: 434
06/22/200610 24 am Pg 0434-0434
Fee: $ 0.00 Doc: $ 0.00
Sharon Shoemake - Grady County Clerk
State of Oklahoma CK

NOTICE OF LIEN

Pursuant to 11 O.S. Supp. 1997, 22-111 notice is hereby given by the City of Chickasha, Grady County, Oklahoma, a Municipal Corporation, that, at a hearing held on **June 6, 2006** the City of Chickasha made a determination that there are **high weeds/grass** on the following described real property that must be removed.

1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

The City of Chickasha made the following findings at the **June 6, 2006** hearing:

1. **Alvin L. Hall** is/are the record title owner(s) of certain real property located in the City of Chickasha as described as:
   1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

2. The accumulation of trash or the growth of weeds or grass has caused the property to become detrimental to the health, benefit, and welfare of the public and the community, and creates a fire hazard to the danger of the property. 11 O.S. Supp. 1997, 22-111.

3. The condition of the property is detrimental and a hazard, and the property would be benefited by the removal of such conditions, and the property should be mowed and trimmed and cleaned of all high grass and weeds, trash, tree limbs, debris, etc.

THE CITY OF CHICKASHA CLAIMS A LIEN ON THE PROPERTY FOR THE MOWING AND CLEANING COSTS AND SUCH COSTS ARE THE PERSONAL OBLIGATION OF THE PROPERTY OWNER FROM AND AFTER THE DATE OF THE FILING OF THIS NOTICE.

CAROLYN F. HOWARD NOTARY PUBLIC COMMISSION EXP. 9-15-08 IN AND FOR STATE OF OKLAHOMA GRADY COUNTY

CITY OF CHICKASHA

Juliana Buckmaster

Juliana Buckmaster
Code Enforcement

Subscribed and sworn to before me this June 22, 2006

My Commission expires 9-15-08

Carolyn F. Howard
NOTARY PUBLIC
04008397

COUNTY CLERK GRADY COUNTY OKLAHOMA

I-2004-007776 Book 3615 Pg: 520
05/18/200410:36 am Pg 0520-0520
Fee: $ 0.00 Doc: $ 0.00
Sharon Shoemake - Grady County Clerk
State of Oklahoma

NOTICE OF LIEN

Pursuant to 11 O.S. Supp. 1997, 22-111 notice is hereby given by the City of Chickasha, Grady County, Oklahoma, a Municipal Corporation, that, at a hearing held on **April 26, 2004**, the City of Chickasha made a determination that there are **high grass/weeds, tree limbs and building materials** on the following described real property that must be removed.

1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

The City of Chickasha made the following findings at the **April 26, 2004** hearing:

1. **Alvin L. Hall** is/are the record title owner(s) of certain real property located in the City of Chickasha as described as:
   1128 N 12th, All Lots 38-39-40 Blk 4 Kenwood Addn

2. The accumulation of trash or the growth of weeds or grass has caused the property to become detrimental to the health, benefit, and welfare of the public and the community, and creates a fire hazard to the danger of the property. 11 O.S. Supp. 1997, 22-111.

3. The condition of the property is detrimental and a hazard, and the property would be benefited by the removal of such conditions, and the property should be mowed and trimmed and cleaned of all high grass and weeds, trash, tree limbs, debris, etc.

THE CITY OF CHICKAHSA CLAIMS A LIEN ON THE PROPERTY FOR THE MOWING AND CLEANING COSTS AND SUCH COSTS ARE THE PERSONAL OBLIGATION OF THE PROPERTY OWNER FROM AND AFTER THE DATE OF THE FILING OF THIS NOTICE.

CITY OF CHICKASHA

Juliana Buckmaster

Juliana Buckmaster
Code Enforcement

SHARON CHAPMAN NOTARY PUBLIC COMM EXP. 10-31-2004 STATE OF OKLAHOMA GRADY COUNTY

Subscribed and sworn to before me this May 17, 2004

My Commission expires 10-31-2004
00015850

Sharon Chapman
NOTARY PUBLIC

COUNTY CLERK GRADY COUNTY OKLAHOMA

I-2003-012743 Book 3524 Pg: 71
08/14/2003 8:45 am Page(s) 071-071
Fee: $ 0.00 Doc: $ 0.00
Sharon Shoemake - Grady County Clerk
State of Oklahoma

NOTICE OF LIEN

Pursuant to 11 O.S. Supp. 1997, 22-111 notice is hereby given by the City of Chickasha, Grady County, Oklahoma, a Municipal Corporation, that, at a hearing held on **July 8, 2003**, the City of Chickasha made a determination that there are **high grass/weeds** on the following described real property that must be removed.

GRADY COUNTY OKLAHOMA COUNTY CLERK

1128 N 12th, All Lots 38-39-40 Block 4 Kenwood Addn

The City of Chickasha made the following findings at the **July 8, 2003** hearing:

1. **Alvin Hall** is/are the record title owner(s) of certain real property located in the City of Chickasha as described as:
   1128 N 12th, All Lots 38-39-40 Block 4 Kenwood Addn

2. The accumulation of trash or the growth of weeds or grass has caused the property to become detrimental to the health, benefit, and welfare of the public and the community, and creates a fire hazard to the danger of the property. 11 O.S. Supp. 1997, 22-111.

3. The condition of the property is detrimental and a hazard, and the property would be benefited by the removal of such conditions, and the property should be mowed and trimmed and cleaned of all high grass and weeds, trash, tree limbs, debris, etc.

THE CITY OF CHICKAHSA CLAIMS A LIEN ON THE PROPERTY FOR THE MOWING AND CLEANING COSTS AND SUCH COSTS ARE THE PERSONAL OBLIGATION OF THE PROPERTY OWNER FROM AND AFTER THE DATE OF THE FILING OF THIS NOTICE.

CITY OF CHICKASHA

Juliana Buckmaster

Juliana Buckmaster
Code Enforcement

Subscribed and sworn to before me this 8-12-03

My Commission expires 8-7-05

NOTARY PUBLIC

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Parks and Rec **Agenda Item No. 6.d.**

AGENDA ITEM: Discussion, consideration, and possible action to allow the Chickasha Youth Soccer Association to use the COC Sports Complex for practice and games and waive all fees for the 2021 spring season.

I. BACKGROUND/DESCRIPTION:

Discussion, Consideration, and possible action to allow the Chickasha Youth Soccer Association to use the COC Sports Complex for practice and games and waive all fees.

The CYSA has agreed to donate money back to the Complex to help pay for the cost of paint for all fields they will be using.

Four-U6
Two- U8
Two- U10
One- U12-U19

II. RECOMMENDED ACTION:

Staff recommends that Council waives all fees for the CYSA for the 2021 spring season.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Kyle Marks, Parks & Rec Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		

February 15, 2021		

V. ATTACHMENTS:

1. CYSA Spring 2021 Field Request - Updated

Chickasha Youth Soccer Association
PO Box 1083
Chickasha, OK 73023
www.cysasoccer.info
cysasoccer@yahoo.com

January 27, 2021

City Manager
117 N. 4th St.
Chickasha, OK 73018

Dear City Manager,

The Chickasha Youth Soccer Association is requesting a waiver of fees for the use of the Chickasha Sports Complex during the 2021 spring season. Fields will be needed for games every Sunday between the hours of 1:00 p.m. and 5:00 p.m. from March 7th through April 25th. Fields will also be needed for practices beginning mid-February and lasting until the season concludes. We will need a total of 8 fields: (4) U6, (2) U8, (1) U10/U12, and (1) U19.

We appreciate your consideration in this matter. Please let me know if you have any questions or concerns.

Thank you,

Amber Smith
Secretary
479.227.1024

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Administration **Agenda Item No. 6.e.**

AGENDA ITEM: Public Hearing - Drainage Study completed by Smith, Roberts, Baldischwiler.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:
Hold Public Hearing.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From)		

V. ATTACHMENTS:

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Administration **Agenda Item No. 6.f.**

AGENDA ITEM: Discussion, consideration and possible action to adopt the City of Chickasha Master Drainage Plan.

I. BACKGROUND/DESCRIPTION:

- The City of Chickasha commissioned Smith Roberts Baldischwiler, LLC to prepare this study.
- This project was principally funded by grant dollar acquired from the Oklahoma Emergency Management Grant Program.
- This study looked at Chickasha as a whole, in contract with previous studies that looked at watersheds independently in different areas of the community.
- Modeling and benchmarking completed for this study will be used in planning, development, and emergency management activities in the future.
- Data will also assist in future flood prevention programs and regulations.
- Programs identified within scope of study will be included in future capital planning.

II. RECOMMENDED ACTION:

Accept the City of Chickasha's Master Drainage Plan.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Chris Mosley, Acting City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT

Meeting Date: February 15, 2021	(From)	

V. ATTACHMENTS:

1. City of Chickasha Master Drainage Study - December 2020

THE CITY OF CHICKASHA

CITY OF CHICKASHA
MASTER DRAINAGE STUDY

PRESENTATION TO COUNCIL WORKSHOP

DECEMBER 2020

SUBMITTED BY:

SRB

ENGINEERING | SURVEYING | PLANNING

SMITH ROBERTS BALDISCHWILER, LLC

100 N.E. 5TH STREET | OKLAHOMA CITY, OK 73104 | 405.840.7094

SRB PROJECT #115725

Acknowledgements

The planning team would like to acknowledge the support and participation of the City of Chickasha, Grady County, staff, business organizations, civic organizations, and the residents of the City of Chickasha. The information and assistance provided was instrumental in the completion of Chickasha's Comprehensive Plan.

Mayor	Chris Mosley
City Council	David Sikes, Ward 1 Brian Gerdes, Ward 1 Joe Molder, Ward 2 Clark VanDyck, Ward 2 Kimberly Loggins, Vice Mayor, Ward 2 R. P. Ashanti-Alexander, Ward 3 Oscar Nelson, Ward 3 Zachary Grayson, Ward 4 Jim Hopkins, Ward 4
City Staff	John Noblitt, City Manager Amanda Mullins, City Attorney Leasa Furr, Assist. City manager Susan McDaniel, City Clerk Rachel bernish, Community Dev. Director Tony Samaniego , Interim Fire Chief Kathryn "Dee" Rowell, Police Chief Lillie Huckaby, Library Director David Buchanan, Public Works Director Shae Mortimer, Mktg. & Civic Eng. Mngr. Kyle Marks, Parks & Rec. Director
Consultant Team	Dan Andrulonis Teresa Lennox Marc Long Jigar Desai

As the county seat of Grady County and home of the University of Science and Arts of Oklahoma, the City of Chickasha is a thriving community that is dedicated to resolve wide range of issues affecting them, including land and water environments. The City encompasses almost 22.1 square miles, including almost 9.5 square miles that has been developed to accommodate its current population of approximately 16,000 (2018). As Chickasha has grown in population and further urbanized many of its watersheds, the resulting impacts on flooding, water quality, and erosion have increased significantly. Particularly, Line Creek passing through the north part of the city and Congo Creek passing through the south/east part of the city flowing into the Washita River about one mile northeast and east of the city, respectively, have caused extensive flooding within the city. Being this the major factor, the City initiated the development of a Chickasha Master Drainage Study (CMDS) with Smith, Roberts, Baldischwiler, LLC (SRB) in October 2019 with its primary goals aimed at reducing flooding dangers, protecting water quality, enhancing the environment, and developing environmentally safe community infrastructure. Specifically, this study documents the hydrologic and hydraulic conditions for the streams in the City of Chickasha in order to develop a plan to address critical drainage problems and an effective tool to manage future development.

The overall approach to the development of the CMDS involved the use of existing data to the extent possible, building on that base with new information, and performing the analyses needed to meet the CMDS goals. The local public input was a critical component in fulfilling the goals of the CMDS, therefore, several meetings with City Council members and City staff were held to evaluate local perspectives, review ongoing study efforts, and discuss project progress. Plans for a final public meeting will be made for early 2021.

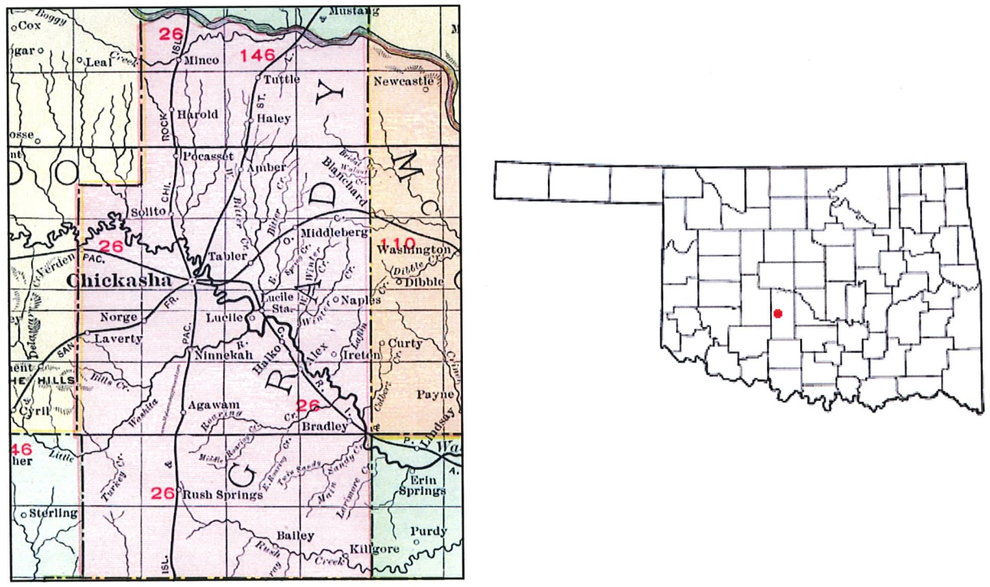


Figure 1. Location Map

Background

The City of Chickasha has a flooding history of rain events with sustained intensity or long duration that has caused consistent flooding within urbanized areas adjacent to and just upstream of Line and Congo Creek. Over 1/3 of the city is located in Special Flood Hazard Area (SFHA). Consequently, areas/intersections within City are routinely closed due to anticipated flooding during rain events as shown in Exhibit 1. In addition, the localized flooding has also being attributed to the condition of or inefficiency of the storm sewer system within the city.

Figure 2. August 2007 Flooding in Downtown Chickasha

Consequently, the City of Chickasha has been awarded a 75/25 cost share FEMA Grant with the Oklahoma State Hazard Mitigation Program for the purpose of developing a Master Drainage Study. Moreover, the Hazard Mitigation Grant will allow for the complete engineering study of the current and future drainage issues/needs. The Hazard Mitigation Grant is approved at a $225,000 FEMA share and $75,000 City of Chickasha share and the study has been budgeted under line item 31-30-5301-007.1 of this year's Chickasha Municipal Authority budget.

Previous studies that have been used as reference for this CMDS are as following:

- The Federal Emergency Management Agency (FEMA) has conducted Flood Insurance Studies in 1991, 1993, 2012, which have been used to determine the floodplain in the City of Chickasha.
- In 2015, Chisholm Trail Consulting, LLC performed a Downtown Flood Mitigation Study for the City of Chickasha/Chickasha Municipal Authority. This drainage study identified the stream names that convey storm water runoff in the City of Chickasha. The watershed delineations were based on 5-foot contour data obtained from the United States Geological Survey (USGS) quadrangle maps.

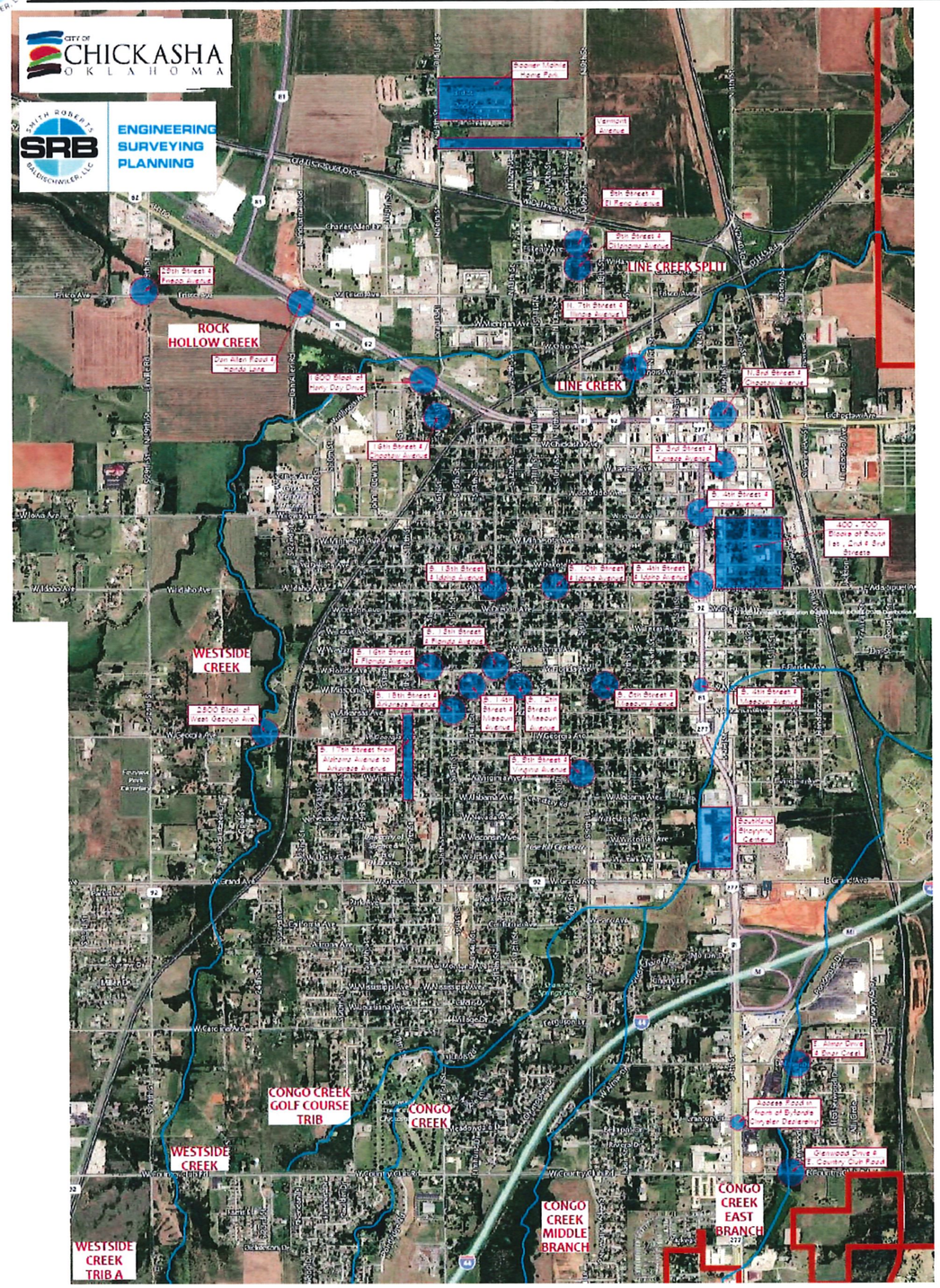


Exhibit 1. Flood Prone Areas in Chickasha

Watershed and Stream Assessments

Assessments were developed for 11 watersheds that carry stormwater into, through, and/or within the City of Chickasha. Several watersheds are located in the city of Chickasha and some originate west of the city discharging into Line Creek and ultimately into the Washita River. In order to quantify and spatially locate certain physiographic characteristics within a watershed, GIS datasets built-in into the Watershed Modeling System 11.0 software (WMS) were analyzed and used to develop water-specific tables and maps that outline descriptive information such as land use, hydrologic soil groups, floodplains, and impervious cover. Exhibit 2 outlines the boundaries of the major watersheds that contribute to the creeks of interest in the city. Similarly, stream environments were analyzed to identify conditions such as erosion problem areas, channel type, floodplain vegetation, FEMA flood zone type, and storm sewer structures and outfalls.

The streams and total contributing drainage areas that were studied for the purpose of the project are shown in Table 1.

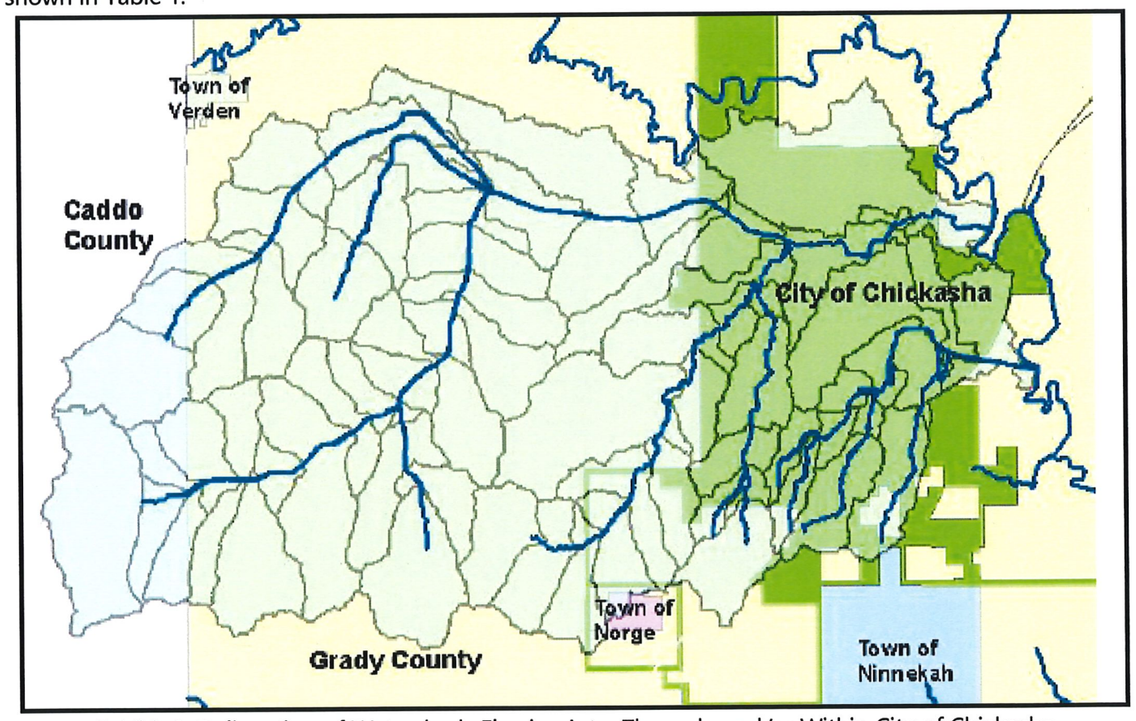


Exhibit 2. Delineation of Watersheds Flowing Into, Through, and/or Within City of Chickasha

Table 1. Study Streams

Stream	Drainage Basin (sq. mi.)
Line Creek	14.38
Congo Creek	11.35
Rock Hollow Creek	37.48
Un-named Creek	2.86

Hydrologic and Hydraulic Modeling

Two complementary hydrologic and hydraulic modeling approaches were used in the development of design flows for the master plan. The first method utilized the following software:

- Watershed Modeling System 11.0 software (WMS): WMS collects and merges georeferenced data into a single project coverage/surface and exports into the United States Army Corps of Engineers (USACE) programs HEC-HMS or HEC-RAS.
- Hydrologic Engineering Center ~ Hydrologic Modeling System (HEC-HMS 4.3): HEC-HMS is designed to simulate the complete hydrologic processes of watershed systems and determine design flows. In the future, it can be modified based on zoning changes, modifications to the existing conditions for revising flow rates.
- Hydrologic Engineering Center ~ River Analysis System (HEC-RAS 5.0.7): HEC-RAS performs one-dimensional hydraulic calculations to model water surface elevations. Effective HEC-RAS models were acquired from FEMA which then were modified to represent changes to the studied creeks and LOMR's requested.

The second method, used for flood prone intersections within the city, was the Rational Method per the City of Chickasha Drainage Policy Section II and ODOT (Zone 5) design criteria. Overall, hydrologic analyses were performed for a total of 66.593 square miles of drainage area that includes the City's 22.1 square miles within its boundaries. Lastly, hydraulic analyses and floodplain mapping were developed fo 3.11 stream miles (Line and Congo Creek).

HEC-RAS 5.0.7

HEC-HMS 4.3

WMS 11.0

or the study areas were grouped into stream
od prone street intersections and home/
ıitude of such problem types in the City.

osion problems encountered at Line and

through Line Creek now flow through Con-
Line Creek that previously did not. Lastly,
the time of concentration has decreased for
ıms.

reams, meaning downstream bridges are
ıter effects. Furthermore, overtopping is cur-
public.

ıilarly, channel slopes are too mild and flat
low the stream channel during rain events.

Congo Creek. Irregular streamflow lines can
ong the creeks/streams.

a list of known flooding areas that are bar-
d as the local flooding problems occurring

ufficient storage on those creeks/streams.

ın Chickasha

Recommendations/Implementation Plan

Recommendations were developed to cover the range of topics analyzed and evaluated as part of the CMDS development. In certain instances, the recommendations presented should be viewed with the understanding that further meetings, discussions, and considerations will be required.

Furthermore, an implementation and phasing plan was developed for the identified recommended improvements. In view of all storm water problems in the City of Chickasha, several alternatives were evaluated based on the following criteria: (1) minimize flood hazards; (2) overall public benefit and alignment with other city comprehensive plans, (3) economic benefit (benefit/cost ratio); (4) satisfies local, state, and Federal criteria; (5) neighborliness (no adverse impact), and (6) public acceptance. Consequently, existing conditions were reviewed and evaluated to identify flooding along major streams and modified to limit the floodplain within the streams and lower water surface elevations. The following solutions were determined to contain 100-year flows and water surface elevations within the creek/stream:

- Interim Outfall Improvements (flapper gates and weir walls for backwater reduction)
- Upstream Flood Control Project (joint City /County) for Rock Hollow basin west of the City limit line.
- Upstream Flood Control/River/Stream Restoration at the Line Creek/Rock Hollow Creek confluence at Dan Allen Road.
  - ⇒ Includes Channel Restoration and Widening with Natural Bank Protection
  - ⇒ LID and Wetland Restoration and Improvements
  - ⇒ Nature Trail
- Line Creek Restoration/Flood Control Project from US 62 to 4th Street and minimal improvements up to Factory Road.
  - ⇒ Channel Improvements
  - ⇒ Pedestrian Trail
  - ⇒ LID / Native Oklahoma Landscape with drought resistant species.
  - ⇒ Restoration of WPA/Historic Bridge at North 6th Street and Trail Head.
  - ⇒ Potential land acquisitions for limited channel/trails improvements (possible two parcels/structures)
- Congo Creek Restoration/Channelization Project from W Grand Ave. to East of Railroad Crossing
  - ⇒ Upstream flood control south of W Country Club Rd. and east of H.E. Bailey Turnpike (Toll Road)
- CLOMR/LOMR – Map Revisions

This plan prioritizes recommended improvements based on the benefit/cost analysis and other intangible benefits based on input from City staff. In addition, the prioritized list of recommended improvements will be coordinated and consistent with the City's objectives and future Capital Improvement Plan (CIP) funding.

Funding

Potential funding sources for the improvements include FEMA, CDBG & OWRB grants, public/private partnerships, cost-share agreements, etc. The specific criteria, requirements for each funding source and the amount of funds available through grants and loans are as following:

- FEMA (Federal Emergency Management Agency) ->FEMA can provide federal funding under the Flood Mitigation Assistance (FMA) Program, which provides grants to assist with the planning and implementation of flood mitigation projects that include measures to reduce flood losses by elevation, acquisition, or relocation of National Flood Insurance Program (NFIP)-insured structures. In addition, the Hazard Mitigation Grant Program (HMGP) provides grants that can implement mitigation projects as well to better withstand a natural disaster, minimize damage, and rapidly recover from disruptions to service. The program requires matching funds from local and state governments. The federal share is at least 75% of the eligible cost. The state determines how the non-federal share (up to 25%) is split between the state and local government. (epa.gov/fedfunds)

- CDBG (Community Development Block Grant) -> this program enables rural Oklahoma communities to finance a variety of public infrastructure and economic improvements and helps promote job growth as a result of these improvements. CDBG funds are provided by the federal government (U.S. Department of Housing and Urban Development) and managed by the Oklahoma Department of Commerce to help ensure Oklahoma's most critical needs are addressed (okcommerce.gov)

- OWRB (Oklahoma Water Resources Board) -> The OWRB Financial Assistance Division assists communities in their efforts to protect and conserve Oklahoma's water resources for current and future generations through cost-effective financial products, technical assistance and high quality customer service (owrb.ok.gov)

- ODOT TAP (Transportation Alternatives Program) -> The TAP provides funding for programs and projects defined as transportation alternatives, replacing the funding from pre-MAP-21 programs including Transportation Enhancements, Recreational Trails (RTP), and Safe Routes to School (SRTS), wrapping them into a single funding source. (oklahoma.gov\odot)

Summary Statement

With the results of the CMDS as a solid foundation, the city of Chickasha will be able to:

- Meet the challenges facing the community , including identifying problems and solutions associated with stream flooding/erosion and local drainage problems.

- Potentially lower or eliminate citizens and property owners high cost of flood insurance and flood damage.

- Enhance citizens experience with natural and pedestrian trail while protecting the environment.

- Obtain input from all stakeholders, receive public input, provide public education on important issues, and maintain public support in the future.

INTRODUCTION

The City of Chickasha is located in southwest central Oklahoma and as the county seat of Grady County, home of the University of Science and Arts of Oklahoma, and host of the annual Festival of Lights celebration located at Shannon Springs Park. It is a thriving community that is dedicated to resolve wide range of issues affecting them, including land and water environments.

Figure 4. Chickasha's City Hall Building

Goals

Particularly, as the city has grown in population and further urbanized its watersheds, the resulting impacts on flooding, water quality, and erosion have increased significantly. Particularly, Line Creek passing through the north part of the city and Congo Creek passing through the south/east part of the city flowing into the Washita River about one mile northeast and east of the city, respectively, have caused extensive flooding within the city. This being the major factor, the City initiated the development of a Chickasha Master Drainage Study (CMDS) with Smith, Roberts, Baldischwiler, LLC (SRB) in October 2019 with its primary goals aimed at reducing flooding dangers, protecting water quality, enhancing the environment, and developing environmentally safe community infrastructure. Specifically, this study documents the hydrologic and hydraulic conditions for the streams in the City of Chickasha in order to develop a plan to address critical drainage problems and an effective tool to manage future development.

General Study Area Characteristics

The city of Chickasha has avg. daily high temperatures that range 59°F from November to February and 87°F from June to September and it experiences an avg. annual precipitation of 37 inches and 2 inches of snow each year. . Furthermore, the City encompasses almost 22.1 square miles, including almost 9.5 square miles that has been developed to accommodate its current population of approximately 16,000 (2018). Additionally, the city is characterized by a variety of conditions generally ranging from urban lands uses throughout the city to rural areas on the city's edges used mainly for cultivating small grains, grain sorghum, cotton, and improved pasture with some areas used for rangeland. The topography varies from hills, hillslopes, and interfluves with native vegetation as tallgrass prairie draining from western/southern edges to the northern/eastern edges of the city into the Washita River that runs along the northeastern and eastern portion of the City's boundary. Currently, many of the urban streams in the city experience flooding and erosion due to the growing urban land use and intense localized thunderstorms that occur in summer and early fall.

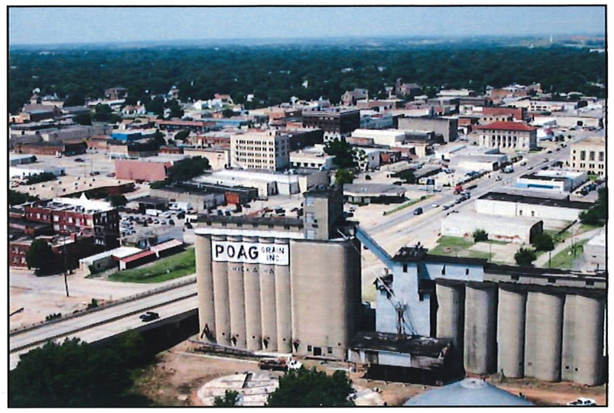


Figure 5. Aerial of Downtown Chickasha

Approach

The overall approach to the development of the CMDS involved the use of existing data to the extent possible, building on that base with new information, and performing the analyses needed to meet the CMDS goals. With this in mind, the local public input was a critical component in fulfilling the goals of the CMDS, therefore, several meetings with City Council members and City staff were held to evaluate local perspectives, review ongoing study efforts, and discuss project progress.

Report Organization

Section 1 - Introduction. This section presents the general project goals, provides general study area characteristics, and outlines the overall approach used to developed the CMDS.

Section 2 - Data Sources and Collection. The primary data sources collected and utilized in performing the project's investigation are listed and discussed. In addition, assumptions made and environmental constraints encountered throughout the study are presented. Lastly, assessments of stream reaches and their contributing watersheds are overviewed in terms of physiological conditions (e.g., soils, land uses, impervious cover, and detention).

Section 3 - Hydrologic and Hydraulic Analyses. This section provides a thorough description of the hydrologic and hydraulic modeling and related analyses performed that was then used to determine stream flooding and local drainage conditions throughout the City for existing and future development conditions. Storm water problems were identified in terms of stream flooding/erosion and local drainage issues on a stream/creek basis. All problems were specifically located and quantified according to their significance or severity. Solutions to the problems identified were developed and described in terms of benefits and costs.

Section 4 - Recommendations and Conclusions. This final section includes recommendations and an implementation plan that covers the range of issues analyzed and evaluated as part of the CMDS development. Finally, the recommendations presented should be viewed with the understanding that further meetings, discussion, and considerations may be required.

Data Collection

Understanding the present prevailing conditions that exist in each of Chickasha's watersheds and streams as well as those conditions to occur in the future are key factors in characterizing and managing storm water in the City. The management of storm water runoff is critical to protecting the health and safety of local citizens while also preserving the environment and ensuring that the City is developed in a sustainable manner. By utilizing the results of the hydrologic and hydraulic assessments to identify and correct existing storm water problems and combining those results with focused land use planning, the City of Chickasha can decrease the threat of flooding and reduce the amount of pollution entering its rivers and creeks.

Identifying where the potential flooding/erosion will likely occur depends on many things including a watershed's topography, land use, impervious cover, soils, vegetation, and existing drainage infrastructure. The watershed and stream assessments provided a description of the condition in each watershed with respect to the factors that are important in determining runoff generation and magnitude as well as the nature or quality of that runoff. Furthermore, the watershed and stream assessments presented important information for the identification of storm water related problems in the City of Chickasha (Section 3), the development of solutions for these problems (Section 4), as well as the future allocation of resources and planning needed to minimize the impacts of storm water runoff.

In the subsequent subsections, a summary of the data sources/findings is presented and the methods to obtain these findings.

Topographic, Survey Data, and Orthophotos

Smith, Roberts, Baldischwiler, LLC (SRB) created a City Wide Survey Control Network, which is a permanent Horizontal and Vertical Control Network for the City of Chickasha that is established in accordance with the Federal Data Committee's Geospatial Positioning Accuracy Standards.

In addition, a Base Map Data was developed with the following data: Color Aerial Base Map with 3 inch pixel resolution imagery, Digital Terrain Model (DTM) with a 2-foot contour intervals, LiDAR data and Digital Elevations Models (DEMs).

Furthermore, GIS Feature Layers were modeled based on the following data sources:

- Watershed polygon feature area
- Current FIS and USACE hydrologic and hydraulic models;
- Record ("as-built") plans for channels, swales, bridges/culverts, and other drainage infrastructure;
- Topographic data including the complete the watershed study area;
- Previous drainage studies (including CLOMR's and LOMRs) and other engineering, planning, and environmental reports.
- Disaster files, citizen drainage complaint files, rainfall records, high water marks, records of street closures, and related flooding data for the study area

Lastly, limited survey of inlets structures and storm sewer pipes was performed in flood prone areas within the City as well as Line Creek channel banks and bottom were surveyed on North American Vertical Datum (NAVD) 88 datum to verify quality of flown survey data and aerial mapping.

Rainfall Data

The rainfall totals developed for the City of Chickasha are based on the USGS report "Atlas of Depth-Duration Frequency of Precipitation for Oklahoma" (Water-Resources Investigation Report 99-4232). Rainfall totals for the 2-, 5-, 10-, 25-, 50-, 100-, and 500-year events for durations of 15 minutes, 1, 2, 3, 6, 12, 24 hours, which were read from the atlas maps provided in the USGS report and compared to the values presented by FEMA in the "2008 Grady County, Oklahoma Flood Insurance Study" (Contract No: EMT-2002-CO-0048, Task Order J036).

Table 2. Rainfall Values for the City of Chickasha

Frequency / Duration	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
	50%	20%	10%	4%	2%	1%	0.20%
15 Mins	0.93	1.18	1.38	1.60	1.80	2.00	2.60
1 Hour	1.53	2.11	2.55	3.10	3.59	4.05	5.20
2 Hour	1.90	2.60	3.12	3.83	4.40	5.02	6.60
3 Hour	2.10	2.90	3.50	4.30	4.98	5.65	7.60
6 Hour	2.47	3.45	4.10	5.08	5.80	6.60	8.80
12 Hour	2.88	3.98	4.70	5.77	6.60	7.40	9.60
24 Hour	3.25	4.52	5.50	6.75	7.75	8.80	11.50

Soil Types and Land Cover Data

The United States Department of Agriculture (USDA) soil survey geographic (SSURGO) database was used to delineate hydrologic soil groups. The hydrologic soil groups shown in Exhibit 3 were developed by the Natural Resources Conservation Service (NRCS) and primarily reflects the rate at which water enters the soil at the soil surface (infiltration) and/or the rate of water moving within the soil column (transmission rate). The seven soil groups are defined below.

Group A - Group A soils generally consists of sands, loamy sands, or sandy loams. Runoff potential is low with high infiltration/transmission rates (greater than 0.30 inches per hour [in/hr]).

Group B - These soils are generally composed of silt loams or loams and have moderate textures with infiltration/transmission rates of 0.15 to 0.30 in/hr.

Group C - Group C are typically sandy clay loams with moderate infiltration/transmission rates that vary from 0.05 to 0.15 in/hr.

Group D - These soils generally consist of clay loams, silty clay loams, sandy clays, silty clays, or clay. Runoff potential is high with low infiltration/transmission rates of 0.0 to 0.05 in/hr.

If a soil is placed in group D because of a high water table it may be assigned to a dual hydrologic group: A/D, B/D, or C/D. The first letter of the pair represents the soil's group if drained and the D represents the natural condition.

The United States Geological Survey (USGS) CAP Land Cover dataset was used to delineate detailed vegetation and land use patterns for Grady and Caddo Counties and are shown in Exhibit 4.

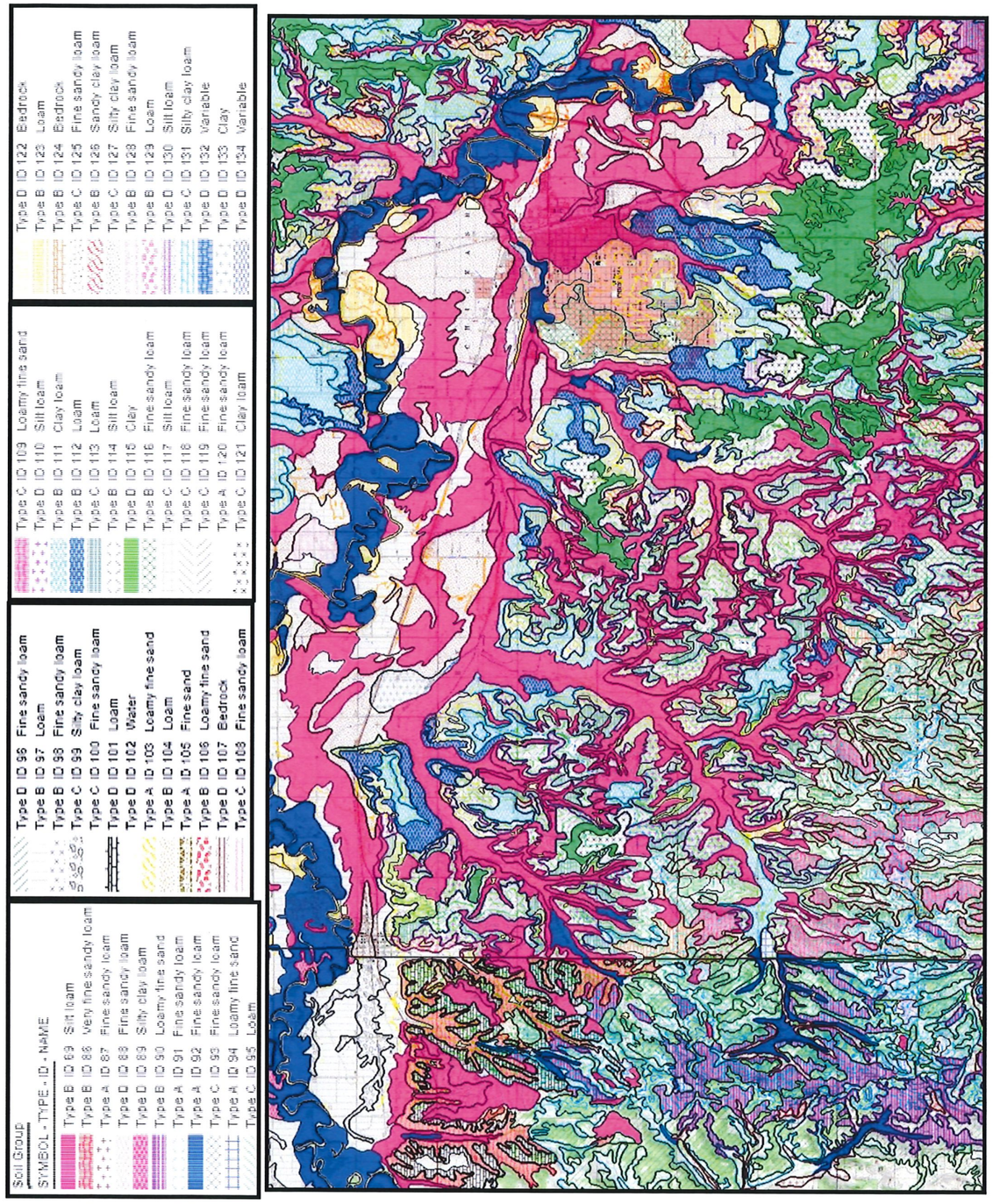


Exhibit 3. Hydrologic Soil Groups for Grady and Cado County

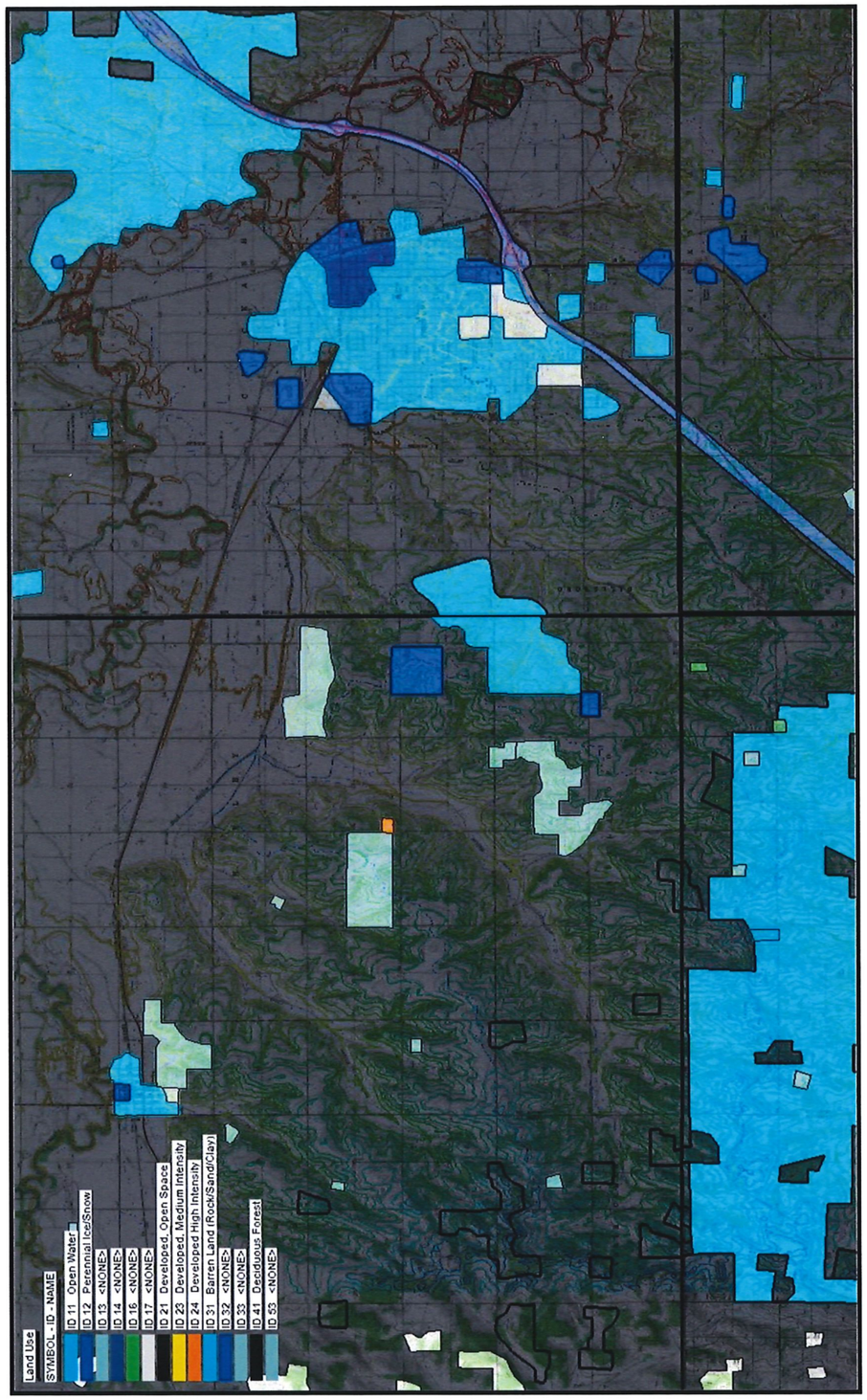


Exhibit 4. Land Cover for Grady and Cado County

Lag Time & Channel Routing

An estimated watershed lag time is needed to develop a synthetic unit hydrograph (UH) by the Natural Resources Conservation Service (formerly the Soil Conservation Service (SCS)). The SCS method was used for watershed lag time since it spans a broad set of conditions ranging from heavily forested watersheds with steep channels and a high percent of runoff resulting from subsurface flow, to meadows providing a high retardance to surface runoff, to smooth land surfaces and large paved areas. Existing and Proposed conditions were modeled using USACE watershed software HEC-HMS.

Additionally, the Kinematic Wave method of channel routing was used to route flows for various hydrographs, using the contours obtained from Color Aerial Base Map, Digital Terrain Model (DTM), LiDAR data, and Digital Elevations Models (DEMs).

Curve Numbers

The NRCS Curve Number (CN) loss model was used to simulate surface storage and infiltration losses for the hydrologic model.

The NRCS provides runoff curve numbers for three Antecedent Moisture Conditions (AMC): I, II and III. AMC I represents dry soil conditions and AMC III represents saturated soil conditions. AMC II is normally considered to be the average soil condition, and was thus used for this study.

Curve numbers also take land use/impervious cover into account. The majority of soils within the study area fall into NRCS Soil Group C, with limited groups B and D in some areas. A composite CN is computed based on area weighting of each hydrologic soil group within each subarea. Table 3 lists the weighted CN values for the various land use types relevant to this analysis is shown below.

Table 3. Curve Number and Land Use Table for Detailed Study Streams

	CN				
Landuse	A	B	C	D	W
Bare Rock/Sand/Clay	96	96	96	96	99
Comm/Industry/Roads	89	92	94	95	99
Deciduous Forest	36	60	73	79	99
Emergent Wetlands	63	71	81	89	99
Evergreen Forest	36	60	73	79	99
Grassland/Herbaceous	49	69	79	84	99
High Int Resid	81	88	91	93	99
Low Int Residential	54	70	80	85	99
Mixed Forest	36	60	73	79	99
Open Water	99	99	99	99	99
Pasture/Hay	49	69	79	84	99
Row Crops	67	78	85	89	99
Shrubland	35	56	70	77	99
Small Grains	63	75	83	87	99
Urban Grasses	49	69	79	84	99
Urban/Recreational	49	69	79	84	99

Table 4. Summary of Watershed and Stream Reach Assessment Datasets

Feature Dataset	Data Sources
Soils Data	USDA - NRCS
Land Cover	USGS - CAP Land Cover
FEMA Flood Zones	FEMA and City of Chickasha
Topography, Storm Water Inlets & Pipes Watershed and Subarea Boundaries	SRB

Assumptions

All assumptions are made with target date 2030 in mind. In other words, all recommendations are based on the next 10 year horizon, which include the following:

- Future construction of US 81 Bypass. Location and features of this highway are assumed and modeled based on ODOT's preliminary plans.
- Current and future land use. It is assumed that agricultural land around city limits will remain agricultural.
- Existing channel right-of-way (ROW). Physical features along the channels are assumed to remain or minimal ROW acquisition and impact to existing structures will be required.
- Building models of watershed and streams. Assumed that the developed effective models from FEMA are accurate and up to date.

Environmental Constraints

As part of the CMDS, consideration of various environmental constraints were taken in account, including a review of critical environmental features (CEF) previously identified by the City of Chickasha and other project participants. The purpose of this section is not to present a detailed environmental survey, investigation, or determination, but to identify environmental constraints, determine permit requirements, and estimate mitigation measures required to implement flood reduction improvements. Following is a list of all the environmental constraints identified.

Wetlands & Jurisdictional Water of the US

Wetlands are define under the Clean Water Act (CWA) as "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (Environmental Laboratory 1987). The criteria for the wetlands are (1) a dominance of hydrophytic vegetation, (2) presence of hydric should, and (3) presence of wetland hydrology.

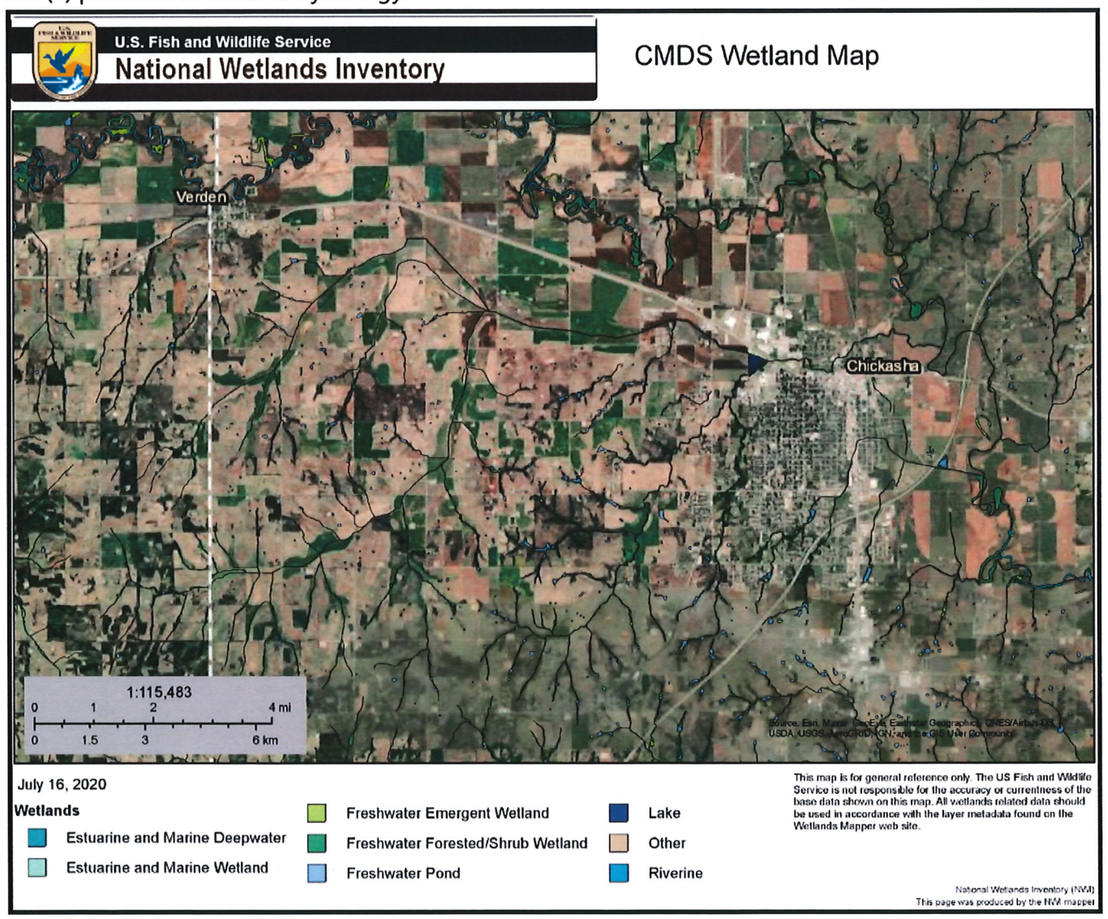


Figure 6. CMDS Wetland Map

Wetlands associated with or adjacent to Line, Congo, Rock Hollow Creeks in Caddo and Grady Counties are listed below:

- Freshwater Emergent Wetlands: PEM1A, PEM1Ah, PEM1Ax, PEM1C, PEM1Ch, PEM1Cx, PEM1Fh, PEM1Fx

System **PALUSTRINE (P)**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **EMERGENT(EM)**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass **Persistent(1)**: Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

- Freshwater Forested/Shrub Wetlands: PFO1A, PFO1Ah, PFO1Ax, PFO1C, PFO1Ch, PSS1A, PSS1Ah, PSS1Ch, PSS2A

Class **FORESTED(FO)**: Characterized by woody vegetation that is 6 m tall or taller.

Class **SCRUB-SHRUB(SS)**: Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass **Broad-Leaved Deciduous(1)**: Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (Fraxinus nigra).

- Freshwater Ponds: PAB3Fh, PAB4Fh, PAB4Fx, PAB4Hh, PUBF, PUBFh, PUBFx, PUBH, PUBHh

Class **AQUATIC BED(AB)**: Includes wetlands and deepwater habitats dominated by plants that grow principally on or below the surface of the water for most of the growing season in most years.

Class **UNCONSOLIDATED BOTTOM(UB)**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Subclass **Rooted Vascular(3)**: Includes a large array of vascular species in the Marine and Estuarine systems. They are commonly referred to as grass flats. In the Riverine, Lacustrine, and Palustrine systems, these species occur at all depths in the photic zone. They often are in sheltered areas that have little water movement, and can also be found in the flowing water of the Riverine System, where they may be streamlined or flattened in response to high water velocities. Some species are characterized by floating leaves.

Subclass **Floating Vascular(4)**: Beds of floating vascular plants occur mainly in the Lacustrine, Palustrine, and Riverine systems and in the fresher waters of the Estuarine System. The plants float freely either in the water or on its surface. They are found primarily in protected portions of slow-flowing rivers. They are moved about by wind or water currents and cover a large area of water, particularly in the southeast.

- Lakes: L1UBHh, L2USCh

System **LACUSTRINE(L)**: The Lacustrine System includes wetlands and deepwater habitats with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent mosses or lichens with 30 percent or greater areal coverage; and (3) total area of at least 8 hectares (ha) (20 acres). Similar wetlands and deepwater habitats totaling less than 8 ha are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up all or part of the boundary, or if the water depth in the deepest part of the basin equals or exceeds 2.5 m (8.2 ft) at low water. Lacustrine waters may be tidal or nontidal, but ocean-derived salinity is always less than 0.5 ppt.

Subsystem **LIMNETIC(1)**: This subsystem includes all deepwater habitats (i.e., areas > 2.5 m [8.2 ft] deep below low water) in the Lacustrine System. Many small Lacustrine Systems have no Limnetic Subsystem.

Class **UNCONSOLIDATED BOTTOM(UB)**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Class **UNCONSOLIDATED SHORE(US)**: Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.

Wildlife and Fisheries

Law, regulation, and guidance applicable to wildlife and fisheries include the Fish and Wildlife Coordination Act and Migratory Bird Treaty Act. No refuge lands or fish hatcheries exist within or adjacent to the studied creeks and overall project area. However, a number of birds have been documented in the study area by the USFWS Birds of Conservation Concern (BCC) , which are listed in Table 5.

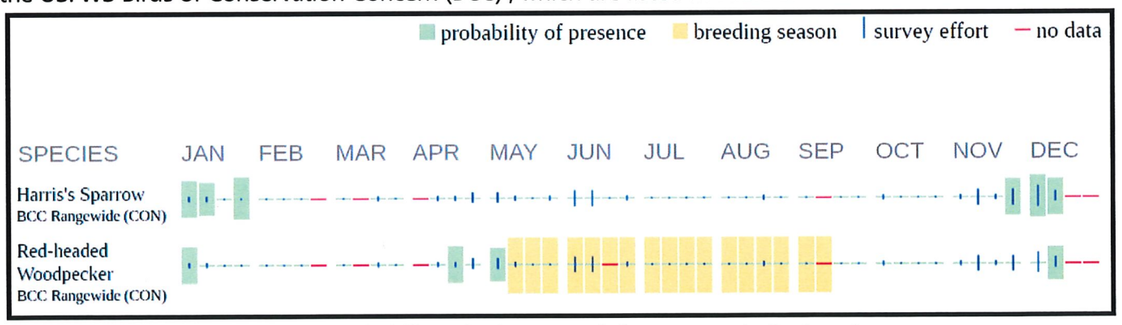


Figure 7. Probability of Migratory Birds Presence in Project Area

Table 5. Migratory Birds on the USFWS Birds of Conservation Concern (BCC)

Common Name	Scientific Name	Breeding Season
Harris's Sparrow	*Zonotrichia qerula*	Breeds elsewhere
Red-headed Woodpecker	*Melanerpes erythrocephalus*	Breeds May 10 to Sep 10

Figure 8. Harris Sparrow (left) and Red-headed Woodpecker (right)

Threatened & Endangered Species

Law, regulation, and guidance applicable to threatened and endangered species include the Endangered Species Act (16 U.S.C. 1531 *et seq.*)

The US Fish and Wildlife Service (USFWS) lists four bird species that could occur in the Grady and Caddo counties that are currently classified as threatened, endangered, or candidate species and are listed in Table 6.

Table 6. Federally Listed Threatened or Endangered Species That Occur or Have Historically Occurred in Grady and Caddo Counties, Oklahoma

Common Name	Scientific Name	Breeding Season
Least Stern	*Sterna antillarum*	Endangered and no critical habitat has been designated for this species.
Piping Plover	*Charadrius melodus*	Threatened and there is final critical habitat for this species, but project location is outside the critical habitat.
Red Knot Calidris	Canutus rufa	Threatened and no critical habitat has been designated for this species.
Whooping Crane	Grus americana	Endangered and there is final critical habitat for this species, but project location is outside the critical habitat.

No field evidence of any listed species was observed during site visits.

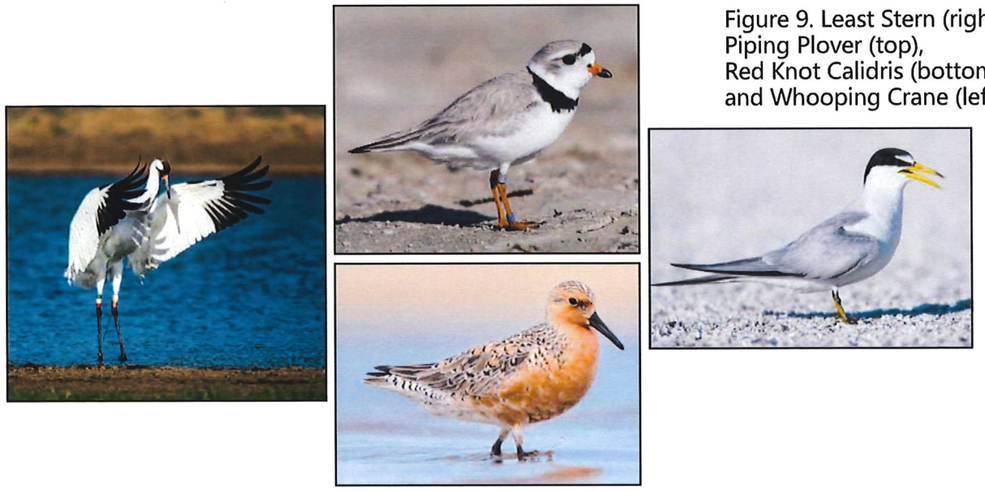


Figure 9. Least Stern (right), Piping Plover (top), Red Knot Calidris (bottom), and Whooping Crane (left)

Cultural Resources

Cultural Resources are locations of human activity, occupation, or use. The term includes archaeological sites, historic buildings or structures, and places associated with the traditional cultural practices or beliefs, such as Native American sacred sites.

The principal federal law addressing cultural resources is the National Historic Preservation Act (NHPA) of 1996, as amended (16 US Code Section 470), and its implementing regulations (36 CFR 800). The regulations, commonly referred to as the Section 106 process, describe the procedures for identifying and evaluating historic properties, for assessing the effects of federal actions on historic properties, and for project proponents consulting with appropriate agencies to avoid, reduce, or minimize adverse effects. Historic properties are cultural resources that meet specific criteria for listing on the National Register of Historic Place (NRHP). The proposed action is a federal undertaking, as defined by 36 CFR 800.3, and is additionally subject to the Section 106 process and consideration under other federal and state requirements. The Section 106 process requires consultation with the State Historic Preservation Office (SHPO) and other parties. Appendix C of the USACE Wetlands Regulatory Program found at 33 CFR 325 outlines procedures for the protection of historic properties in Section 404 permitting.

Archaeological investigations in Oklahoma indicate human use for at least 11,000 years. Although by 1981 eighty-five archaeological sites had been discovered in Grady County, most of these recorded prehistoric sites focused on the Plains Village period (A.D. 1000 to 1500). Beginning in the 1500s, the Spanish and later the French explored Oklahoma and traded Europeans goods and horses for hides and meat. Further, from the 1830s through the 1870s, several Native American societies were forcibly relocated to the Oklahoma Indian Territory.

Then, in the 1880s, the Oklahoma Territory was opened to homesteading and thousands of farms and towns sprang up virtually overnight. Chickasha was founded in 1892 and grew very quickly during the twentieth century as a center of ranching, farming, agriculture, and oil & gas industries (Oklahoma Archaeological Survey 2020; Oklahoma SHPO 2020).

Figure 10. Chickasha in 1909

Chickasha has many recognized historic commercial, government, and residential buildings and districts. The following are NHRP-listed properties or Oklahoma Landmarks in the vicinity of the project areas: Chickasha Downtown Historic District, Chickasha U.S. Post Office & Federal Courthouse, Grady County Courthouse, New Hope Baptist Church, and Verden Separate School (Oklahoma SHPO 2020). Moreover, there are no archaeological sites in the project area and none of the affected bridges are included on the Oklahoma Historic Highway Bridge Inventory (Oklahoma Department of Transportation 2020).

Representatives of the Chickasaw Nation have indicated to the National Park Service that they wish to be consulted on federal project in Grady County. The Chickasaw consider their ancestral homeland to include most of the area in the modern states of Mississippi, Tennessee, Alabama, and Kentucky (Chickasaw Nation 2020). Other modern tribal groups may have interests in the project area, based on occupation, during the territorial period, their cultural traditions, and oral histories. No resources of traditional cultural importance to Native American or other groups are anticipated to be present.

Hazardous Materials

At the federal level, the principal agency regulating the generation, use, storage, and disposal of hazardous materials is the EPA, under the authority of the Resource Conservation and Recovery Act (RCRA). For the purpose of this analysis, the terms hazardous materials, hazardous waste, and toxic substances include those substances defined as hazardous by RCRA, the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), or the Toxic Substances Control Act. In general, they include substances that, because of their quantity, concentration, or physical, chemical, or toxic characteristics, may present substantial danger to public health or welfare or the environment when released.

In addition to federal regulations, hazardous and toxic materials and waste are regulated by the Oklahoma Department of Environmental quality, Oklahoma Corporation Commission, and the Oklahoma State Department of Health.

The EPA regulates sites contaminated by hazardous materials releases under CERCLA, as amended by the Superfund Amendments and Reauthorization Act (SARA). These sites listed in the Comprehensive Environmental Response, Compensation and Liability Information System database. A search of this database found no contaminated sites in or near the creek/streams and street intersections studied.

Hazardous substances used adjacent to the project area that could migrate to Line, Congo, Rock Hollow Creek as nonpoint source pollution include oil and greases from roads and parking lots and pesticide from lawns and gardens. Road, residential properties, businesses, lawns and other vegetated areas comprise the project areas.

Visual Resources

The project area varies from hills, hillslopes, and interfluves with native vegetation as tallgrass prairie draining from western/southern edges to the northern/eastern edges of the city into the Washita River that runs along the northeastern and eastern portion of the City's boundary.

Congo and Line Creek have moderate to mild/flat vegetated slopes mixed with riprap as well as concrete lined portions that exhibit impacts of urbanization. Along both creeks, views are primarily of residential properties and buildings with lawns and parking lots in the foreground. Of particular concern is the Southland Shopping Center and adjacent properties north of it along Congo Creek. Similarly, the Canadian Valley Technology Center, properties between N 6th, 7th Street and W Illinois Ave., and Downtown area are of particular concern along Line Creek. On the other hand, Rock Hollow Creek has high/moderate vegetated slopes mostly with little to no urbanization along it.

Figure 11. Washita River along North side of City of Chickasha

Air Quality

Law, regulation, and guidance applicable to air quality include the Transportation Equity Act of the 21st Century (TEA-21 Sections 1110, 6101) and the Clean Air Act (CAA).

Air quality is defined by ambient air concentrations of specific pollutants determined to be of concern with respect to the health and welfare of the general public. Under the Clean Air Act Amendments of 1990, the EPA established National Ambient Air Quality Standards (NAAQS), which designate six criteria pollutants: lead, ground-level ozone, sulfur dioxide, oxides of nitrogen, carbon monoxide, and particulate matter smaller than 10 and 2.5 microns in diameter.

Areas are designated attainment or nonattainment areas depending on whether they meet or exceed the NAAQS. Areas where air pollution levels consistently stay below these standards are designated "attainment." Areas where air pollution levels persistently exceed these standards are designated "nonattainment." As of 2020, the studied creeks in Caddo and Grady county are in attainment for all criteria pollutants. Inf act, all counties in Oklahoma are currently in attainment for all six criteria pollutants in the EPA Green Book of Nonattainment Areas for Criteria Pollutants. Attainment designations for all states are listed in the Code of Federal Regulations. Oklahoma's listings are contained in Title 40, Part 81, Section 337. Lastly, the City of Chickasha is outside of the AQOG zone.

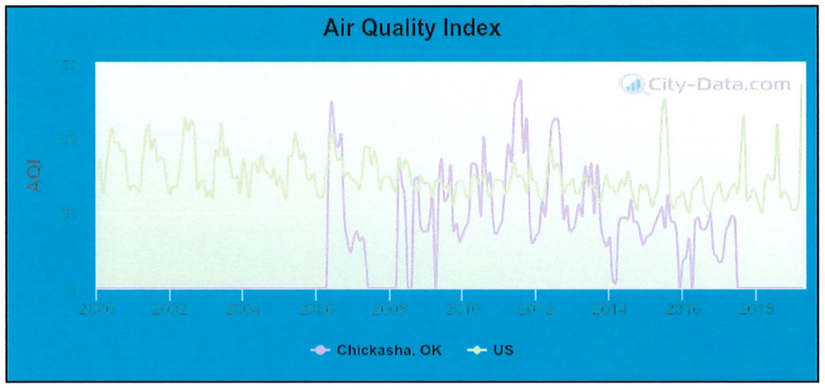


Figure 12. Air Quality Index (AQI) level in 2016 was 34.5. This is significantly better than average.

Noise

Noise is defined as unwanted sound. Exposure to noise can be distracting and annoying and it can also lead to physical problems such as hearing loss and increased stress. Noise measurements are typically presented in decibels (dB), a roughly logarithmic unit used to represent the intensity of a sound. Because the DD scale is not linear, small changes in the number of dB translate to big differences in sound intensity. Approximately, the sound of a human speech is 70 dB, a vacuum cleaner is 80 dB, and the inside of a night club is 100 dB.

Human perception of noise also varies greatly with distance. For example, the approximate noise of a heavy truck at a distance of 1 meter is 90 dB, while the same sound at 30 meters is 70 dB. Outdoor noise such as construction noise is difficult to contain and can travel considerable distances; however, it may be experienced as little more than background sound to all except those persons in close proximity.

OSHA regulates worker exposure to noise and provides guidance on when workers should wear protective gear such as earplugs and earmuffs. Ambient noise is generally regulated at the local level to protect sensitive receptors and preserve reasonable peace and quiet in communities. The City of Chickasha does not have established thresholds but does restrict noise-generating operations during evening and early morning hours.

Noise-sensitive receptors are those locations where activities that could be affected by increased noise levels occur and include locations such as residences, motels, churches, schools, parks, libraries, and hospitals. A number of noise-sensitive receptors are located in proximity to the studied creeks/streams and street intersections. These receptors and the approximate short distance are listed on Table 7.

Additionally, roadway noise is the primary existing noise source in proximity to the studied creek/streams and street intersections. For instance, S 4th street by Southland Shopping Mall is a six-lane road and Highway 81 crossing Line Creek is a 4-lane highway. These roads can be expected to carry a considerable volume of traffic during peak traffic times.

Table 7. Sensitive Receptors To Noise

Receptor Type	Receptor Details	Distance from Projected Site (Ft)
Residences	Single-family residences west of Southland Shopping Center and adjacent north properties	~200-700
	Single-family residences around Henderson and Railroad Tracts	~300
	Single-family residences along Line Creek	~50-500
Church	New Hope Baptist Church historical landmark	~100-500
Classrooms	Canadian Valley Technology Center	~100
Motel	Budget Inn (1313 S 4th St)	~550

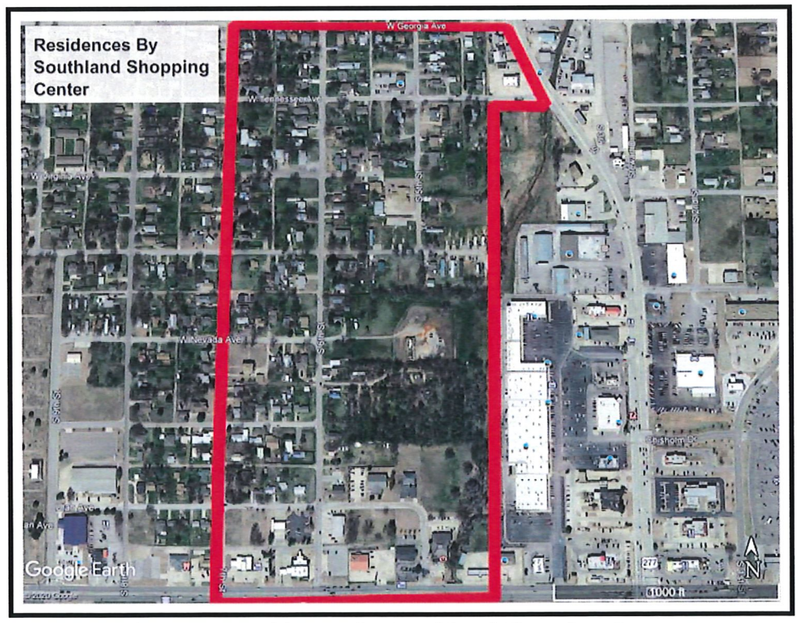


Figure 13. Residences by Southland Shopping Center

Socioeconomics

There is a limited legislative, regulatory, or legal guidance for the evaluation of socioeconomic impacts. NEPA requires that EAs analyze the effects that a project and its alternatives would have on the human environment, which the Council of Environmental Quality defines at the natural and physical environment and the relationship of people with that environment (40 CFR 1508.14).

The socioeconomic effects of the proposed project would be limited to the City of Chickasha and landowners in both Grady and Caddo Counties in which physical changes would occur. For these reasons, demographic and economic data are presented for these areas, where available. Demographics characteristics include population, housing, and schools. Population trends, housing availability, and school enrollment and capacity are important considerations in assessing the effects of potential growth. The economic characteristics of the project area are described by employment and income.

As shown in Table 8, the population in the City of Chickasha totaled 16,297 in 2018, representing increases of 1.6% from the 2010 population.

Table 8. Population

Area	2010	2018	Percent Change
City of Chickasha	16,036	16,297	1.60%

Source: US Census Bureau 2010 and ACS 2018 5-Year Estimate

Table 9 shows housing occupancy type and vacancy for the city of Chickasha in 2010 and 2018. Between 2010 and 2018, the city experienced an increase housing units of about 3.7 percent. In 2010, the housing occupancy was 86.4 percent and it decreased to 83 percent in 2018. In contrast, vacancy increased 29.3% from 2010 to 2018. Lastly, median housing values between 2010 and 2018 increased 4.1 percent.

Table 9. Housing Characteristics

	2010	2018	Percent Change
Total	7,380	7,654	3.70%
Occupied	6,374	6,353	-0.33%
(Percent)	-86.40%	-83%	
Vacant	1,006	1,301	29.30%
(Percent)	-13.60%	-17%	
Owner Occupied	3,737	3,821	2.20%
(Percent)	-58.60%	-60.10%	
Renter Occupied	2,637	2,532	-4.10%
(Percent)	-41.40%	-39.90%	
Median Value	82,000	$85,400	4.10%

Source: US Census Bureau 2010 and ACS 2018 5-Year Estimate

There is one school district within the City of Chickasha: Chickasha Public Schools. It serves 2,353 students in grades PK, K-12 with a student-teacher ratio of 18 to 1.

Between 2010 and 2018, employment in the City of Chickasha decreased approximately 3.5 percent, from 7,011 to 6,765. During the same period, per capita personal income increased in Chickasha by 12.1 percent, from $21,660 to $24,286.

Environmental Justice

Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks, directs each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that may disproportionately affect children. In 2019, approximately 24.8 percent of the city of Chickasha was made up of children (under 18 years of age (US Census Bureau 2018).

Executive order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, requires that each implementing agency address, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations.

Ethnicity data for the City of Chickasha is presented in Table 10. In 2018, the Hispanic or Latino (of any race) population formed the dominant ethnic group in Chickasha.

The Us Census Bureau uses a set of money income thresholds that vary by family size and composition to determine which families are living in poverty. If a family's total income is less than its threshold, then that family, and every individual in it, is considered to be living in poverty. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. For example, in 2019 the average estimated threshold for an individual was an annual income of $13,011, and for a four-person household it was $26,172 according to the US Census Bureau.

With that in mind, in 2019 the percentage of the population of the City of Chickasha at income levels below the poverty Threshold was 19.9%.

Table 10. Population Percentage by Race/Ethnicity

Race/Ethnicity	City of Chickasha	Percentage
White	12385	76
Black or African American	1037	6.4
American Indian and Alaska Native	380	2.3
Asian	94	0.6
Native Hawaiian and Other Pacific Islander	0	0
Some other race	210	0.1
Two or more races	1142	7
Hispanic or Latino (of any race)	1243	7.6

Source: US Census Bureau ACS 2018 5-Year Estimate

HYDROLOGIC & HYDRAULIC ANALYSES

HYDROLOGIC ANALYSIS

Watershed and stream assessments were developed for 19 watersheds that carry water into, through, and/or within the City of Chickasha. Although most of the watersheds are located in the City of Chickasha, several also originate west of the city in Caddo County, flow into Line Creek, and ultimately discharge into the Washita River. Exhibit 5 and 6 outline the boundaries of these 19 watersheds as well as their numerous small contributing subareas. In addition to providing a means of determining and spatially locating the characteristics of watersheds that contribute storm water to stream reaches, the delineation of watershed subareas also enables the City and others to more easily reference and locate areas of interest in the City.

For the purpose of this drainage study, 10-, 50-, 100-, 500-year rainfall event was simulated for Existing Conditions and Proposed Conditions of the watershed. The results of the hydrologic analysis are displayed in Table 11.

Software Programs

For hydrologic analysis of the watersheds, the Watershed Modeling System software (WMS 11.0) was used to collect and merge georeferenced data into a single project coverage/surface and watersheds draining into the City of Chickasha. Then, the information from WMS was integrated into the United States Army Corps of Engineers (USACE) software Hydrologic Engineering Center ~ Hydrologic Modeling System (HEC-HMS 4.3), which is designed to simulate the complete hydrologic processes of watershed systems, to determine the existing and proposed design flows.

HYDRAULIC ANALYSIS

Hydraulic modeling of the study streams provides the primary basis for the identification or confirmation (areas previously identified by the City) of flooding issues, for the development of flood and erosion control solutions and the identification of floodplain planning corridors.

Software Programs

For hydraulic analysis of the creeks/streams, the design flows obtained from HEC-HMS were inputted in another USACE software called Hydrologic Engineering Center ~ River Analysis System (HEC-RAS 5.0.7), which performs one-dimensional hydraulic calculations to model water surface elevations, to compare existing and proposed floodplain boundaries.

FEMA Effective Models

Effective HEC-RAS models were acquired from FEMA that were performed in 2012 with stream centerlines, cross sections, and structures/road crossings for both Line and Congo Creek. These models were then modified to represent the proposed changes to the streams cross sections and compared existing vs. proposed water surface elevation for all the rainfall events. In addition, design flows were modified based on the construction of NRCS flood retardation structures to detain runoff upstream of Line Creek.

Manning's roughness coefficients were determined from field visits and aerial photographs. The energy loss coefficients at cross sections, bridges and culverts were chosen as recommended in the HEC-RAS manual and those set by FEMA in the Effective models.

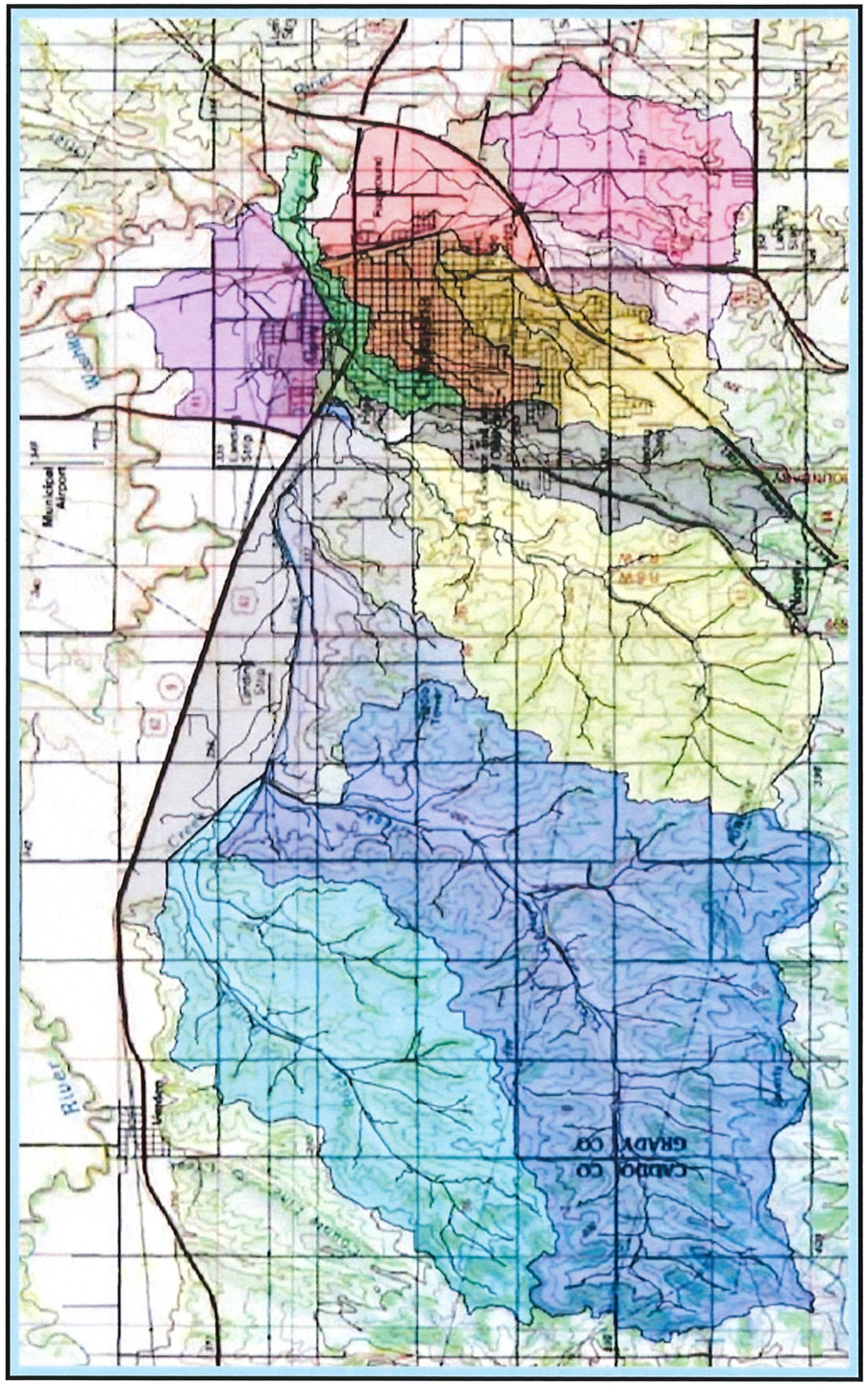


Exhibit 5. Delineation of Major Watersheds (WMS)

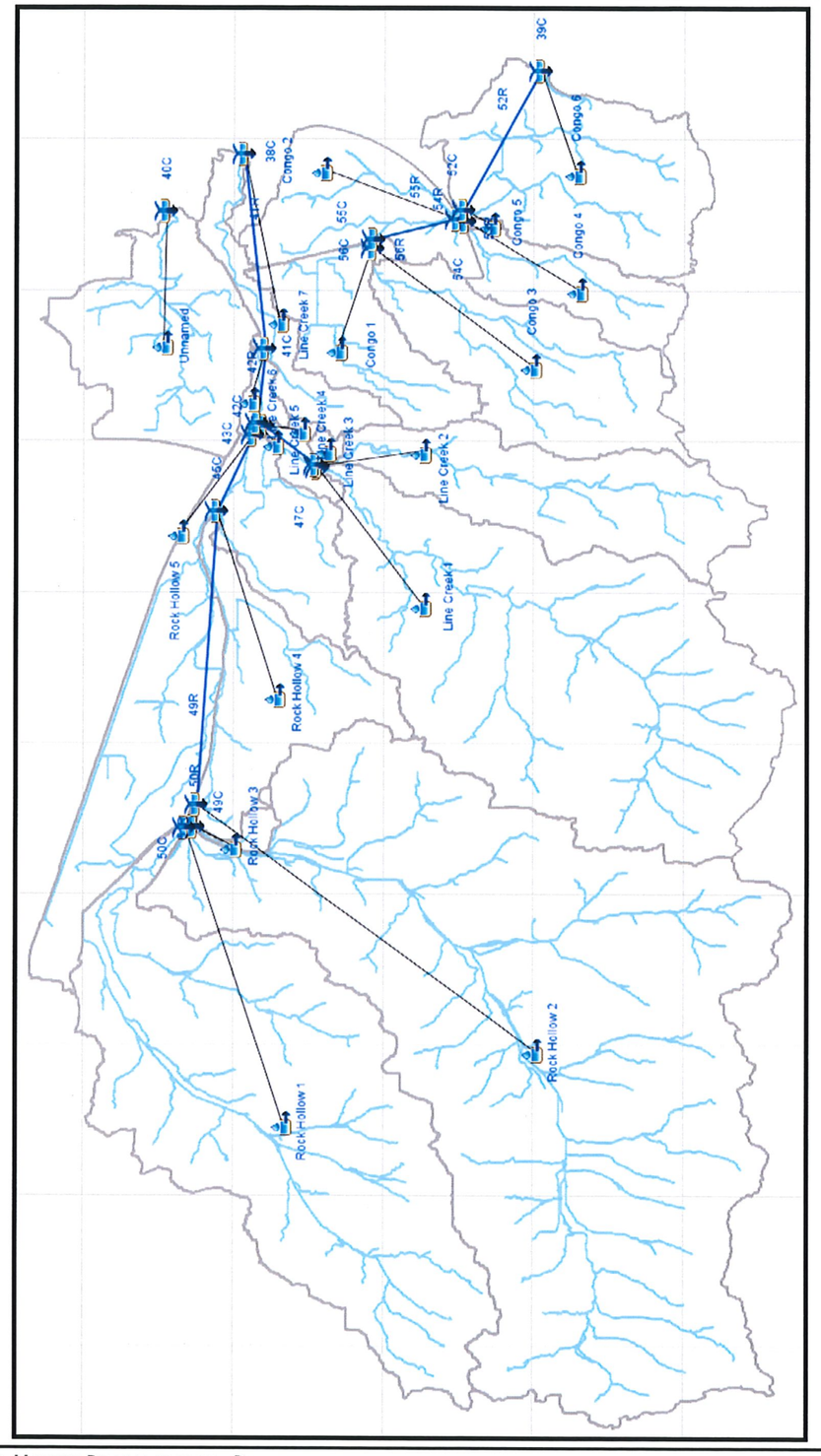


Exhibit 6. Delineation of Major Watersheds (HEC-HMS)

Table 11. Watersheds Discharging Stormwater into, through, and/or within the City of Chickasha

Basin	Area (Mi^2)	Curve Number	Lag Time (min)	Existing/Current Flow Rates (cfs)						
				2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Rock Hollow 1	10.03	71.35	211.91	706.50	1,454.30	2083.80	2,993.30	3750.10	4,568.60	6843.20
Rock Hollow 2	20.12	75.14	204.56	1862.00	3,571.70	4967.30	6,940.60	8563.40	1,301.10	15087.00
Rock Hollow 3	0.17	70.67	69.41	23.60	49.70	72.10	103.20	129.90	158.00	232.60
Rock Hollow 4	2.46	71.97	137.73	244.10	498.60	715.30	1,018.90	1276.60	1,550.70	2304.90
Rock Hollow 5	4.72	73.35	295.06	299.20	588.40	824.80	1,167.50	1447.70	1,750.10	2584.70
Line Creek 1	9.67	75.47	174.01	1025.70	1,958.10	2721.00	3,788.70	4673.40	5,612.00	8199.50
Line Creek 2	3.10	75.64	139.33	388.90	739.50	1028.30	1,426.30	1760.00	2,111.70	3072.10
Line Creek 3	0.05	83.67	21.96	46.60	74.90	97.00	124.00	147.20	170.00	230.10
Line Creek 4	0.27	45.88	114.83	0.80	6.30	14.80	31.10	47.70	67.60	130.40
Line Creek 5	0.04	75.00	26.69	14.30	26.90	37.20	50.50	62.00	73.50	104.10
Line Creek 6	0.21	54.38	68.47	4.50	19.10	35.80	62.60	87.50	115.70	195.40
Line Creek 7	1.06	80.52	120.59	195.20	340.80	456.70	612.80	742.00	876.60	1238.90
Unnamed	2.86	75.06	261.26	220.20	421.80	585.10	818.40	1009.00	1,213.40	1776.90
Congo 1	1.74	81.96	106.99	375.90	640.80	849.50	1,128.20	1358.70	1,598.00	2236.20
Congo 2	1.86	66.02	195.20	92.90	215.90	325.40	488.40	627.60	780.10	1210.60
Congo 3	2.98	83.41	111.70	673.80	1,125.00	1476.40	1,944.60	2330.80	2,731.80	3799.60
Congo 4	1.25	72.20	131.84	129.60	263.50	377.20	536.60	671.50	814.60	1208.30
Congo 5	0.04	69.00	28.41	8.20	18.00	26.70	38.10	48.20	58.40	85.70
Congo 6	3.49	74.78	161.11	375.00	724.80	1013.80	1,416.90	1753.70	2,110.40	3091.70

Hydraulic Results

The hydraulic calculations result are included in Appendix C and the following section is a write-up of Existing and Proposed hydraulic conditions for all study streams.

Congo Creek

- **Upstream Flood Control Pond south of W Country Club Rd. and east of H.E. Bailey Turnpike (Toll Road)**

Existing

The existing conditions of the creek are characterized by growth of vegetation and trees in the channel. In addition, the 100-year flow of approximately 1870 cfs passes through and is contained within the channel according to FEMA flood studies.

Proposed

The proposed solutions for this section of Congo Creek include regional detention in order to offset increases in the peak discharge before the creek passes through the highly urbanized areas in the city.

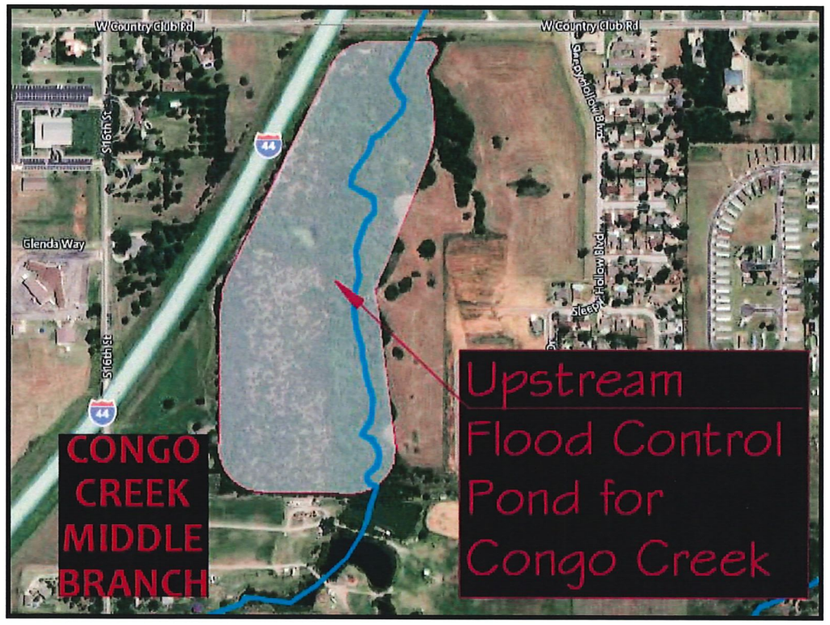


Figure 14. Potential Congo Creek Flood Control Pond

- **W. Grand Avenue to 4th Street (Length: 2,308 feet & Slope: 0.39%)**

Existing

The existing conditions hydraulic analysis indicates that the 100-year flow is not contained within the channel banks for all of its length and the Southland Shopping Center is inundated within the 100-year floodplain. In addition, the creek is poorly maintained, characterized by growth of vegetation and trees in the channel. Lastly, the 100-year flows overtop the channel banks and also the crossings.

Proposed

The proposed solutions for this section of Congo Creek include widening and concrete-lining the creek into a 24 ft wide and 6 ft deep trapezoidal channel with 3:1 side slopes.

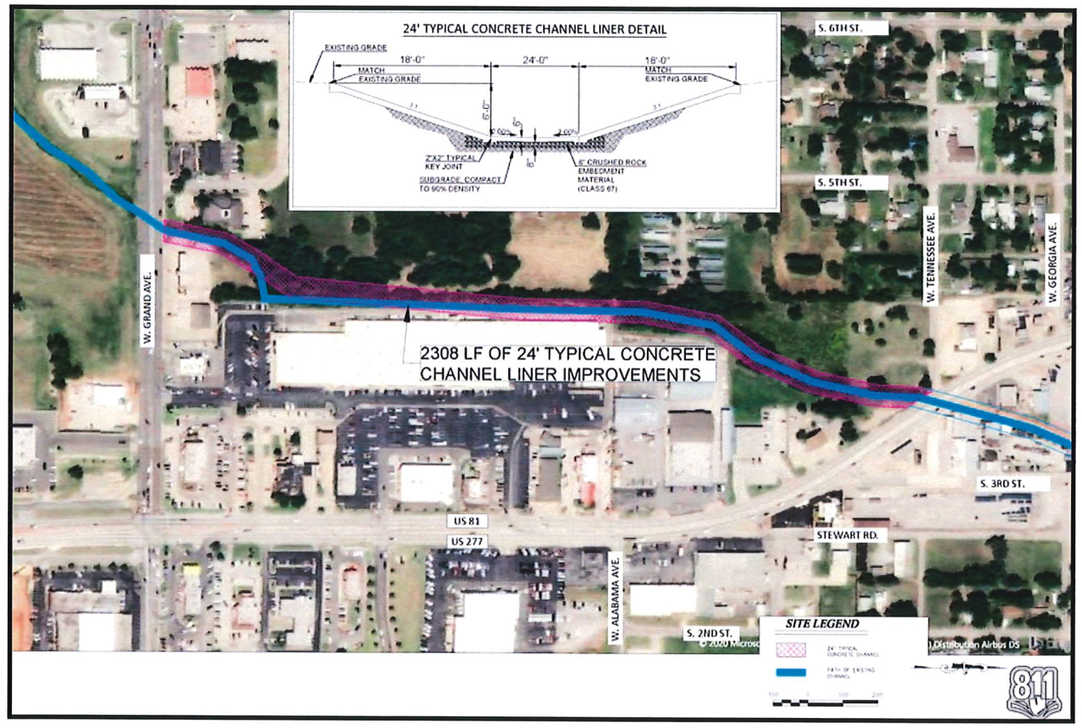


Figure 15. Congo Creek Exhibit 1

- **4th Street to Henderson Road (Length: 3,042 feet & Slope: 0.44%)**

Existing

Aerial mapping show that the existing creek in this section is a rectangular concrete-lined channel that starts as a 40 ft wide and 6 ft deep to 50 ft wide and 6ft deep channel. This channel was done by SRB in phases starting early in year 2000. HEC-RAS shows that the 100-year flood is not contained within the channel and it overtops Henderson Road.

- **Henderson Road to Railroad (Length: 286 feet & Slope: 1.77%)**

Existing

The existing conditions hydraulic analysis indicates that the channel narrows significantly after Henderson Street creating a bottleneck and backwater effects upstream of the channel. Moreover, the 100-year flow is not contained within the channel banks for all of its length .

Proposed

The proposed solutions for this section of Congo Creek include widening and concrete-lining the creek into a 40 ft wide and 6 ft deep trapezoidal channel with 3:1 side slopes in order to contain the 100-year flows.

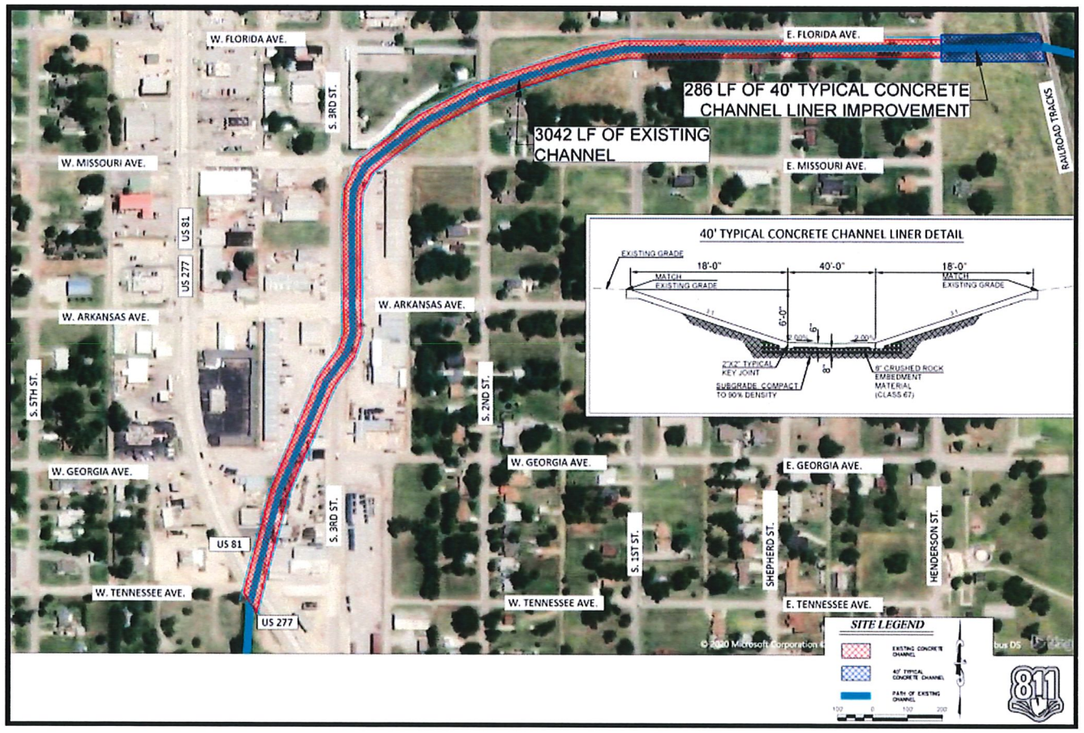


Figure 16. Congo Creek Exhibit 2

- **Downstream of Railroad (Length: 2,760 feet & Slope: 0.21%)**

Existing

The existing conditions hydraulic analysis indicates that the 100-year flow is not contained within the channel banks for all of its length. In addition, the creek is poorly maintained, characterized by growth of vegetation and trees in the channel.

Proposed

The proposed solutions for this section of Congo Creek include widening and grass-lining the creek into a 40 ft wide and 6 ft deep trapezoidal channel with 3:1 side slopes in order to contain the 100-year flows.

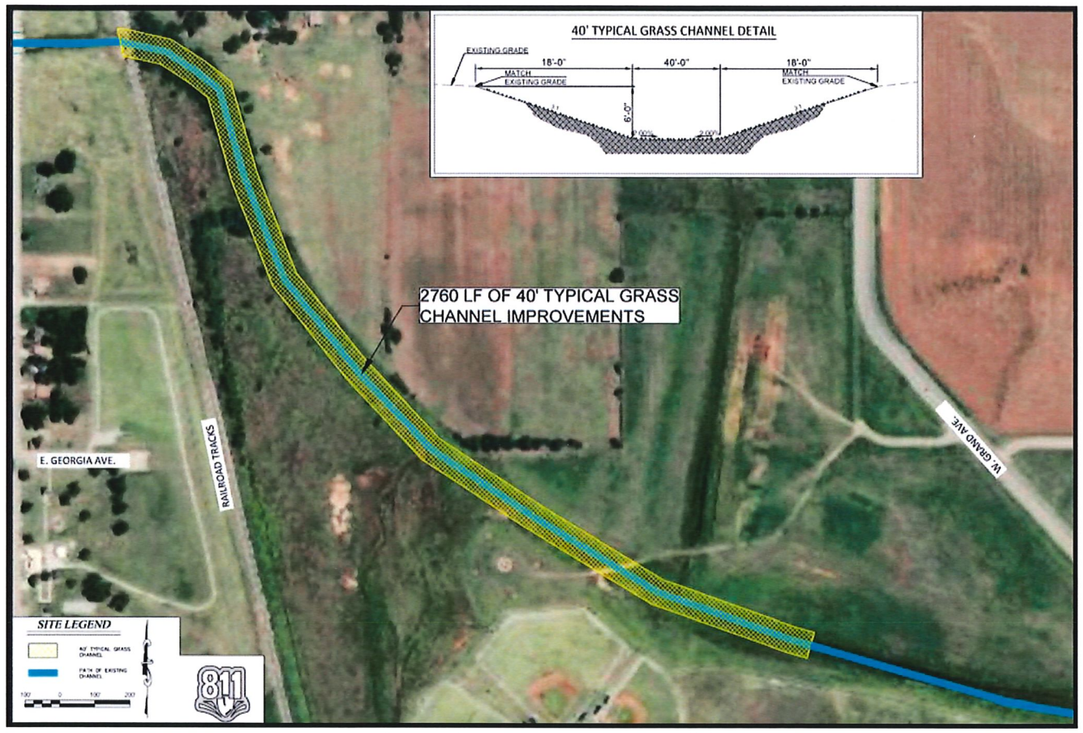


Figure 17. Congo Creek Exhibit 3

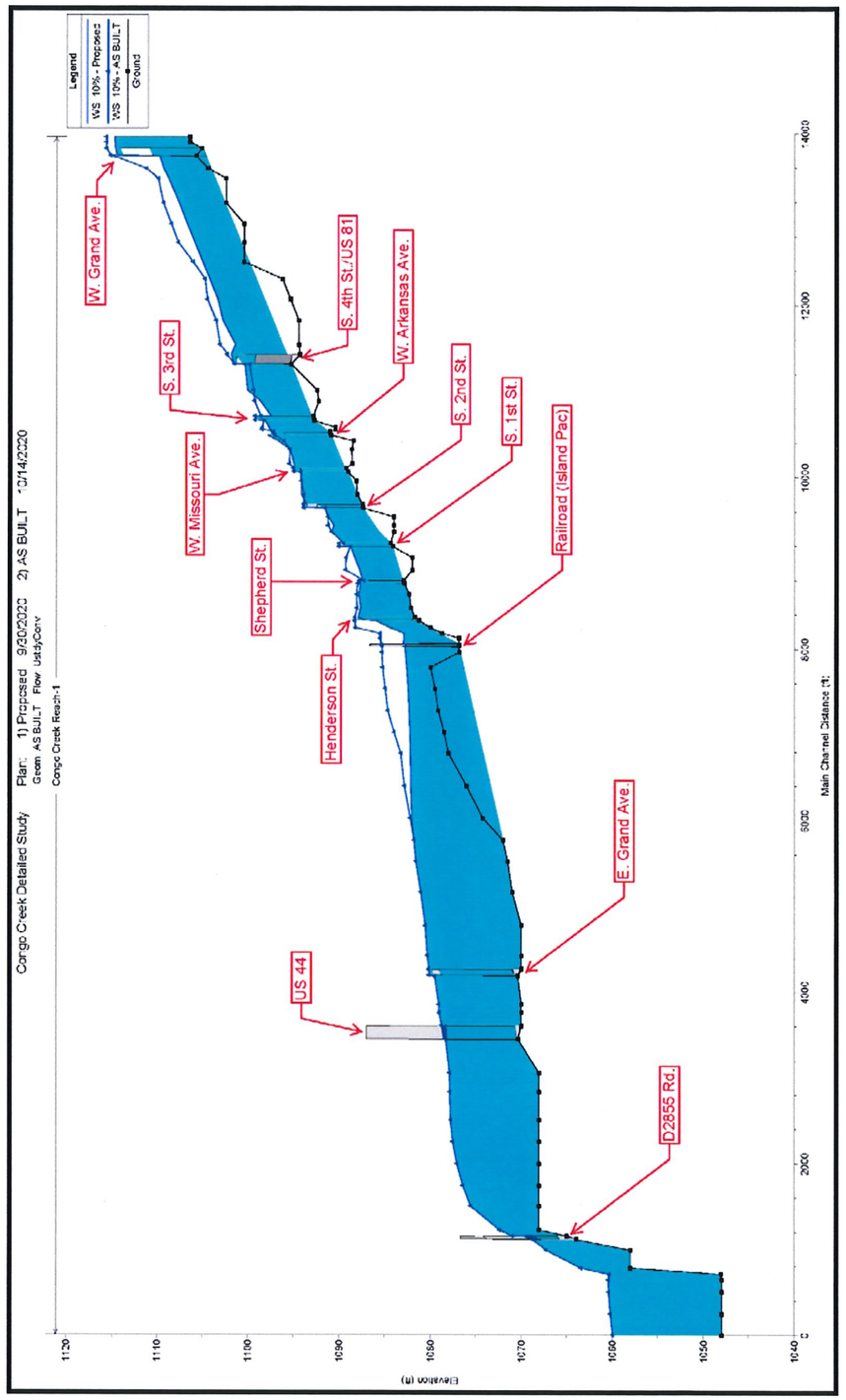


Exhibit 7. Congo Creek 10-Year Flood Profile (HEC-RAS)

Line Creek

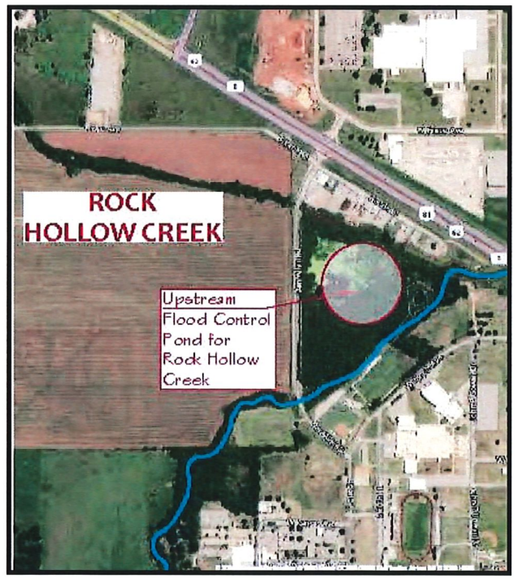
- **Upstream Flood Control Pond for Rock Hollow basin and Line Creek Basin west of the City limit line, Upstream Flood Control/River/Stream Restoration at the Line Creek/Rock Hollow Creek confluence at Dan Allen Road**

Existing

The existing conditions of both creeks are characterized by growth of vegetation and trees in the channel. The Rock Hollow Creek Drainage Basin contributes approximately 60-65% of the runoff flow (approximately 14,300 cfs 100-year flood) in Line Creek through the City of Chickasha. In the same way, the Line Creek basin east of city limits contributes approximately 6,870 cfs (100-year flood) making it a total of 21,170 cfs at the confluence point at Dan Allen Road.

Proposed

Upstream flood control ponds are proposed for both drainage basins since they will detain runoff along Rock Hollow and Line Creek throughout the Basin and allow runoff to recede from the Line Creek drainage basin. This will reduce localized flooding within the City Limits. Additionally, utilizing the land bound by Dan Allen Road and the confluence point of Line & Rock Hollow Creeks creates one last opportunity to detain runoff prior to flowing into flood prone areas. More importantly, it takes advantage of an already established wetland and allows natural use of the topography.



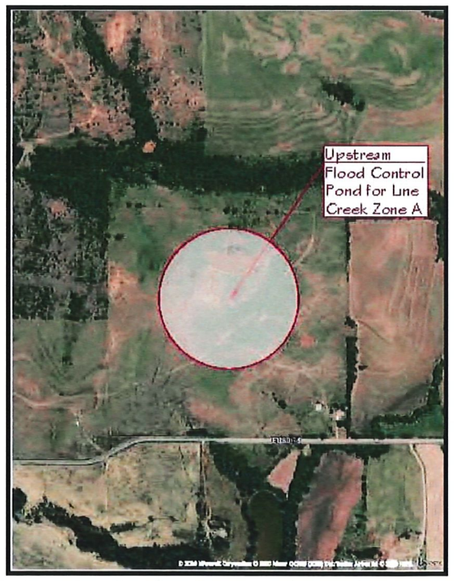


Figure 19. Potential Rock Hollow Creek and Line Creek Flood Control Ponds

Line Creek

- **US 62 to Railroad (Island Pac) (Length: 8,004 feet & Slope: 0.10%)**

Existing

The existing conditions hydraulic analysis indicates that the 100-year flow is not contained within the channel banks for all of its length. In addition, the creek is poorly maintained, characterized by growth of vegetation and trees in the channel. Lastly, the 100-year flows overtop the channel banks and also the crossings.

Figure 18. Line Creek Flood (2015) at W Illinois Ave. Bridge

Proposed

The proposed solutions for this section of Line Creek include widening and grass-lining the creek into a 40 ft wide and 6 ft deep trapezoidal channel with 3:1 side slopes. In addition, regional detention is proposed several sites upstream in Rock Hollow Creek and Line Creek in order to offset increases in the peak discharge at the confluence of Line Creek and before the creek passes through the north of the city.

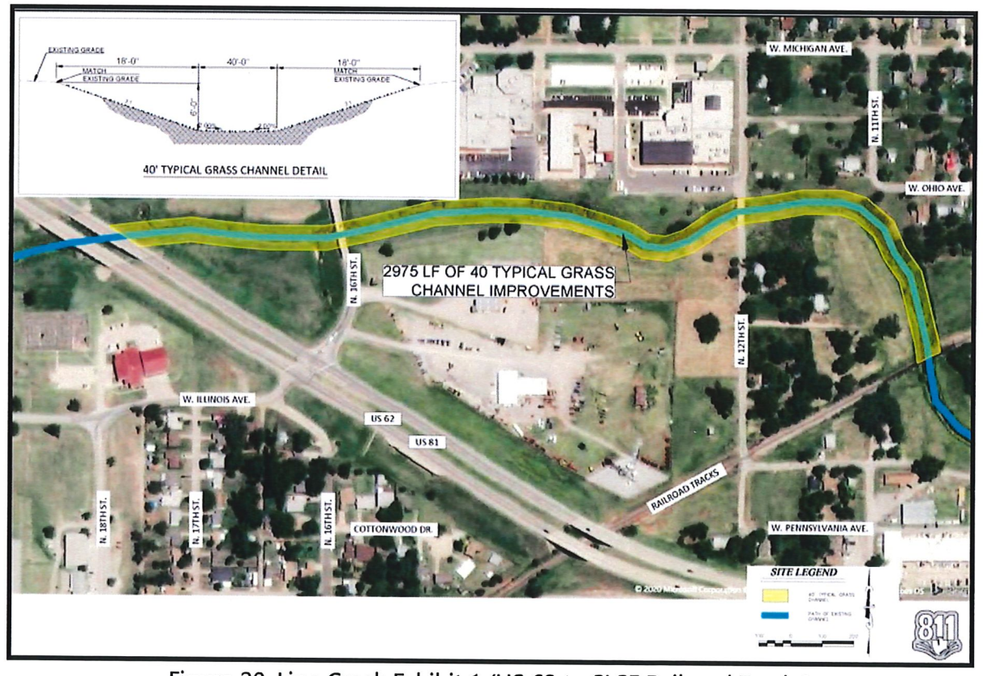


Figure 20. Line Creek Exhibit 1 (US 62 to SLSF Railroad Tracks)

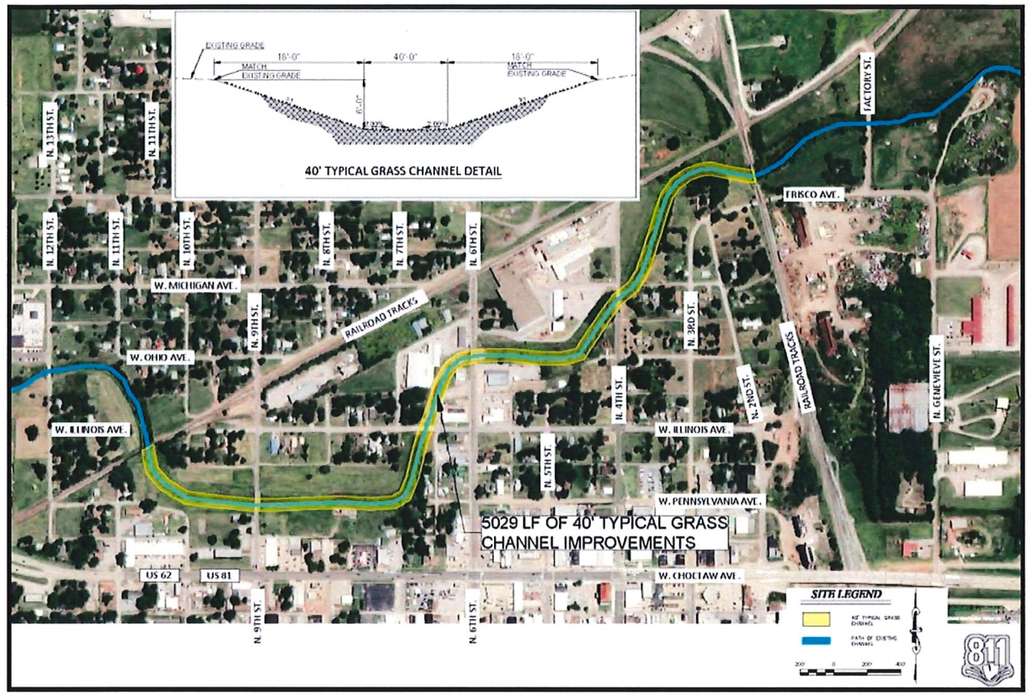


Figure 21. Line Creek Exhibit 2 (SLSF to Island Pac Railroad Tracts)

Summary of Results

For both creeks based on the hydraulic analyses, the 10-, 50-, 100-, and 500-year flood events are not contained within the stream channels. Furthermore, widening/concrete/grass lining/restoring both Line and Congo Creeks reduces the water surface elevations for an average of 2.5 feet, however, most intersections/bridges and roads are overtopped still. In order to contain the 10-, 50-, 100-, and 500-year flood events without overtopping or overbank flow, reductions in flows must be addressed accordingly by the upstream flood control ponds in Rock Hollow, Line, and Congo Creek.

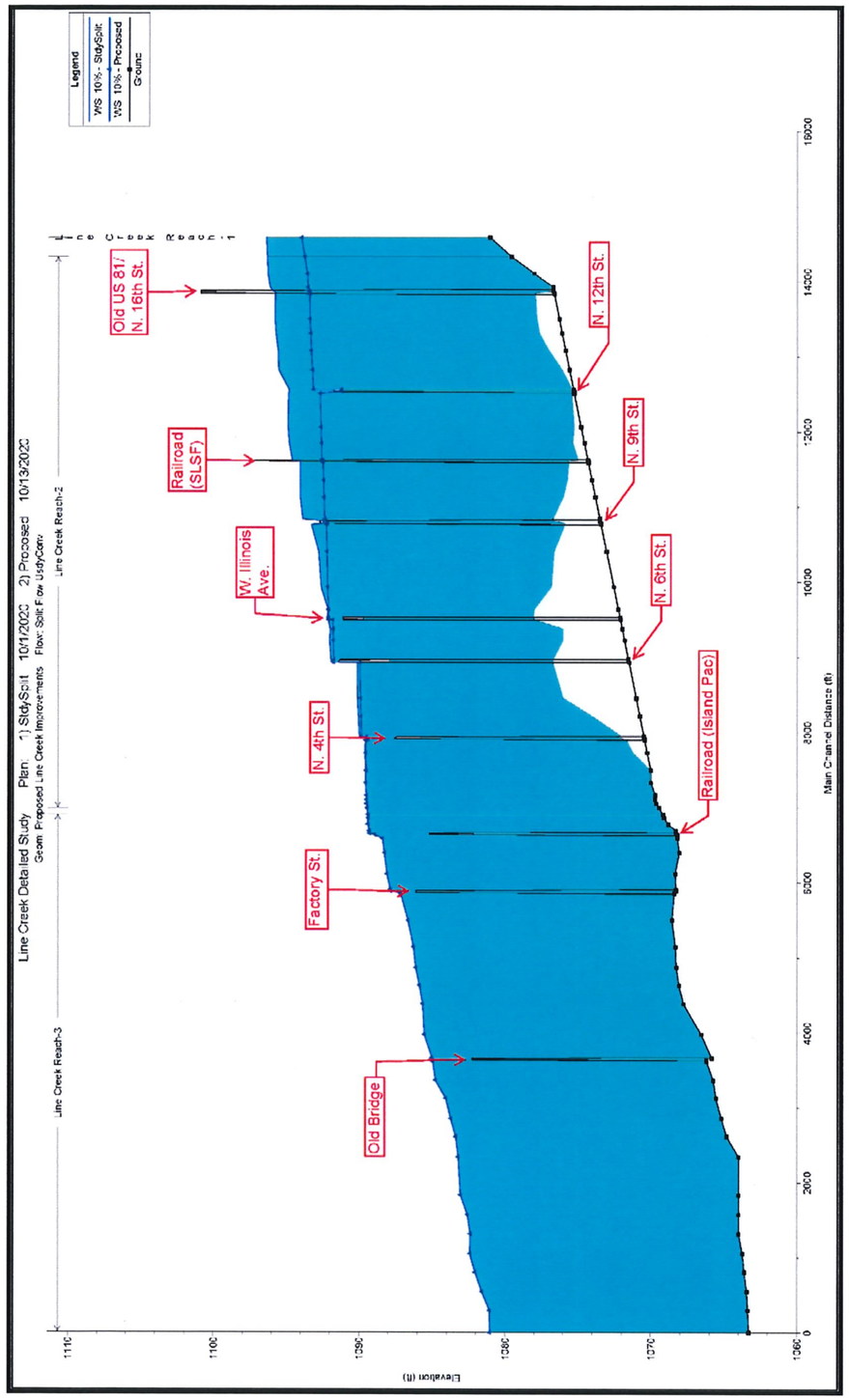


Exhibit 8. Line Creek 10-Year Flood Profile (HEC-RAS)

FLOOD PRONE AREAS & ASSOCIATED DRAINAGE ISSUES

A list of flood prone areas was acquired from the City of Chickasha Police Department. These are areas that area known to flood during high intensity or long duration rain events. The roadways and intersections listed below are not an exhaustive list and are to be cordoned off during highwater events.

- Sooner Mobile Home Park
- Dan Allen & Honda Lane
- 9th Street & Oklahoma Avenue
- 9th Street & El Reno Avenue
- 29th Street & Frisco Avenue
- 3rd Street & Choctaw Avenue
- 16th Street & Choctaw Avenue
- 3rd Street & Kansas Avenue
- **4th, 10th, and 13th Street & Idaho Avenue**
- **4th Street & Iowa**
- 17th Street from Alabama Ave. to Georgia Ave. to Arkansas Ave.
- 1st, 2nd & 3rd Streets from Iowa Ave. to Idaho Ave.
- Almar Street & Briarcreek Street
- Glenwood & Country Club Road
- **4th, 8th, 12th, and 14th Street & Missouri**
- **12th, 14th &16th Street & Florida Avenue**
- Southland Shopping Center Parking Lot
- 2300 Block of Georgia Avenue
- **Between 14th and 15th Street & Arkansas Avenue**
- **9th Street & Virginia Ave.**
- **14th, 15th, and 16th Street & Alabama Ave.**

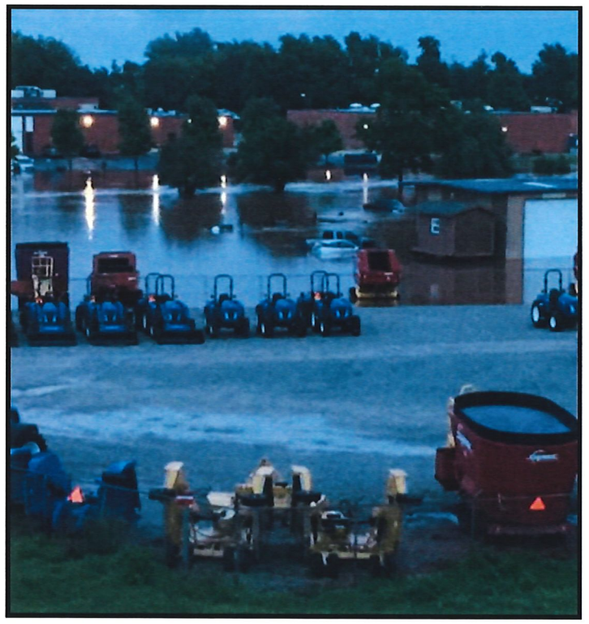


Figure 22. Flooding of Line Creek along US 62 & 12th Street Looking Towards Canadian Valley Vo-tech

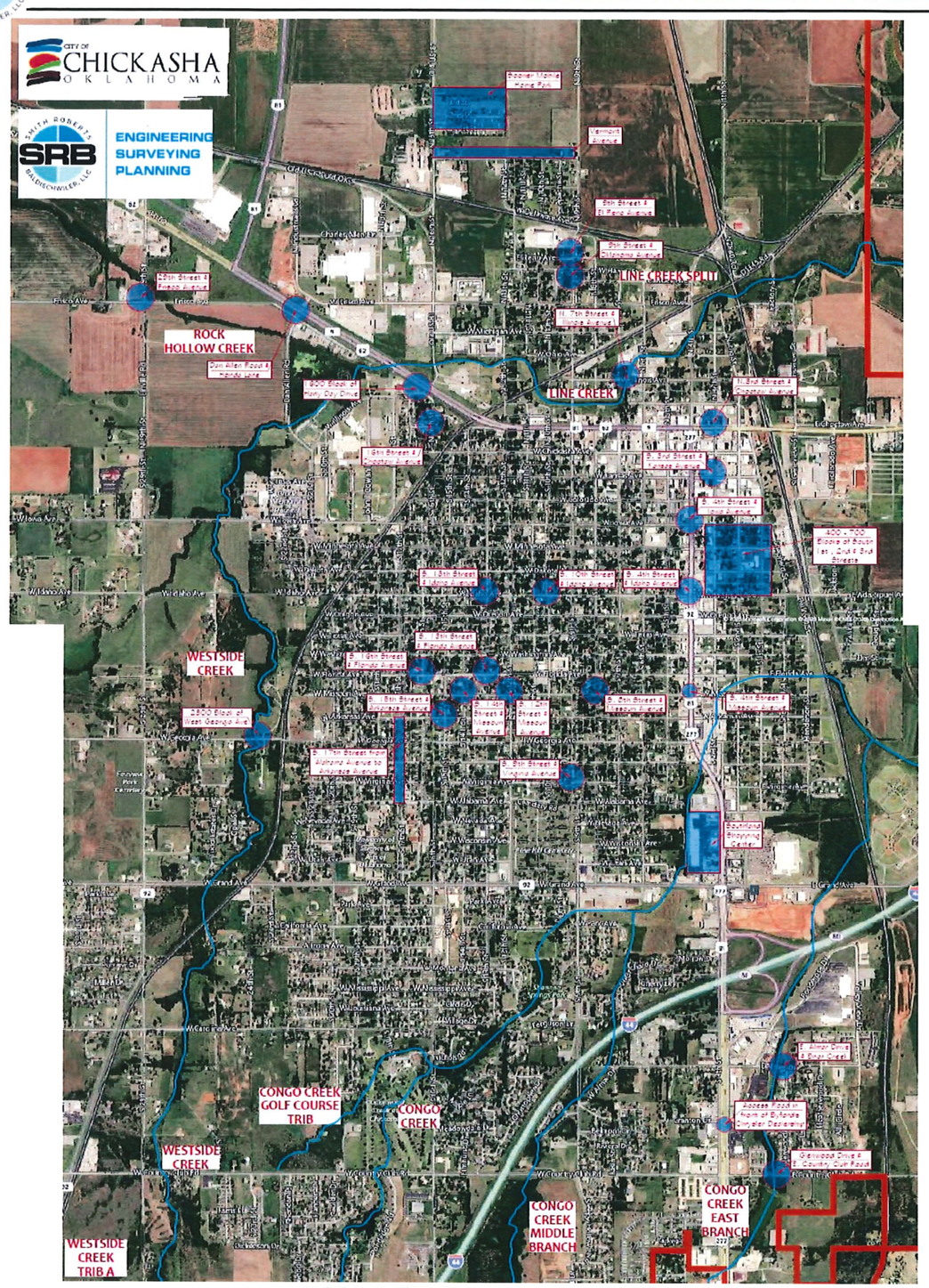


Exhibit 9. Flood Prone Areas in Chickasha

- **29th Street & Frisco Avenue**

Existing

Rock Hollow Creek's insufficient storage and backflow from Line Creek is reasonably affecting this intersection to flood.

Proposed

Flood Retardation Structures upstream of Rock Hollow Creek will detain runoff along the creek throughout the Basin and allow runoff to recede from the Line Creek drainage basin. This will reduce flooding at this intersection.

- **16th Street & Choctaw Avenue**

Existing

Storm sewer pipe drains directly from this intersection to Line Creek and backflow from creek during high intensity storms must be the cause for this intersection to flood.

Proposed

Proposed widening of Line Creek together with flood retardation structures upstream of Line Creek should help reduce flooding in this intersection.

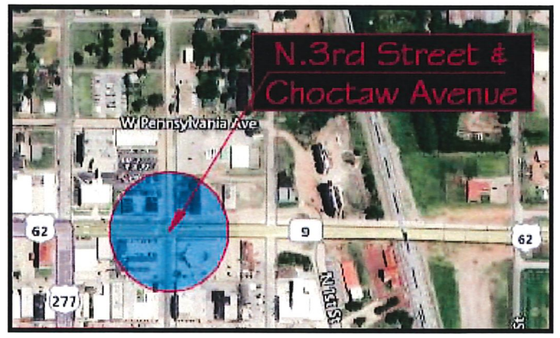
- **N. 3rd Street & Choctaw Avenue**

Existing

Downtown flooding is occurring mainly due to incoming runoff from storm sewer inlets and storm pipes upstream together with backflow from Line Creek during high intensity storms. In addition, storm sewer pipe sizes downstream are smaller than pipes upstream according to Chickasha storm sewer atlas.

Proposed

Detailed study for city of Chickasha's storm sewer network system is recommended for more efficient solutions to reduce flooding in downtown Chickasha.



- **S. 4th Street & Idaho & Iowa Avenue, and 1st, 2nd & 3rd Streets from Iowa Ave. to Idaho Ave.**

Existing

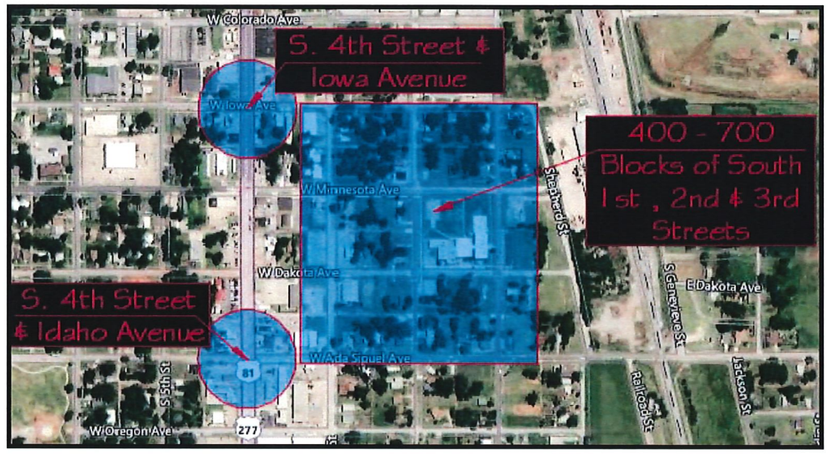
Q-100 year runoff to these intersections and blocks is greater than existing grate inlets capacities.

S. 4th St. & Idaho Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**11.409**	**13.807**	**15.964**	**17.945**	**20.068**	**22.184**

S. 4th St. & Iowa Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**6.875**	**8.156**	**9.431**	**10.424**	**11.657**	**12.853**

Proposed

S. 4th & Iowa Ave. - Replace existing grated inlets with four new cast iron curb inlets (2 hoods & 2 grates). Est. cost $20,000.



- **S. 9th Street & Virginia Ave.**

Existing

This intersection also has Q-100 year runoff that is greater than existing grate inlets capacities. Similarly, the integrity of existing storm sewer pipes (12" clay pipes) is not known together with 21" outgoing pipe not able to carry 100-year runoff can justly be the cause for flooding.

S. 9th St. & Iowa Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**34.420**	**42.515**	**49.157**	**56.225**	**62.876**	**69.727**

Proposed

Further study of storm sewer pipes integrity and increasing size to 36" of not only the outgoing pipe but also downstream pipes since this intersection receives a high runoff of storm water.

- **S. 4th, 10th and 13th Street & Idaho Avenue**

Existing

Storm sewer single grate inlets are not sufficient to carry the Q-100 year runoff experienced at both intersections. Likewise, integrity of existing 12" clay pipes can be an additional factor for flooding in these intersections.

S. 10th St. & Idaho Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**6.414**	**7.796**	**9.014**	**10.171**	**11.374**	**12.581**

S. 13th St. & Idaho Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**10.135**	**12.481**	**14.432**	**16.465**	**18.413**	**20.409**

Proposed

10th Street & Idaho Ave. - replace existing cast iron curb inlets (4 total). Est. cost $16,000.

13th Street & Idaho Ave. - provide additional grated inlets (5 total). Est. cost $20,000.

- **S. 17th Street from Alabama Ave. to Georgia Ave. to Arkansas Ave.**

Existing

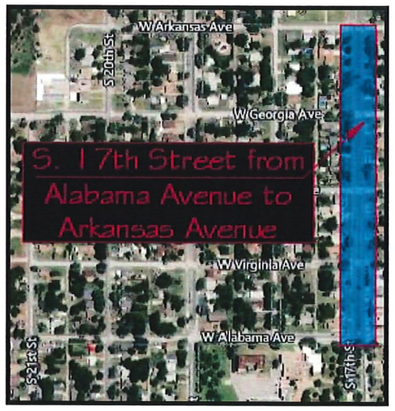
Existing 18" storm sewer pipe is not adequate to carry 100-year runoff between these intersections.

S. 17th St. & Georgia Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**21.357**	**26.032**	**30.099**	**34.043**	**38.070**	**42.129**

Proposed

Upgrade storm sewer from 18" to 30" from Georgia Ave. to Washington Ave. Est. cost $400,000.

Install grated street inlet at 17th Street and Georgia Ave. Est. cost $30,000.



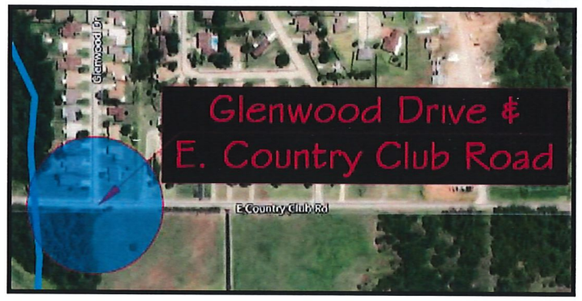
- **E. Almar Street & Briarcreek Street and Glenwood Dr. & E. Country Club Road**

Existing

Both of these intersections are at a low point where Congo Creek passes through. Understandably, the 100-year flood is not contained within the creek channel banks and overtops the roads flooding the intersections.

Proposed

Proposed widening of Congo Creek together with flood retardation structures upstream of Congo Creek should help reduce flooding in this intersection.



- **S. 14th, 15th, and 16th Street & Alabama Ave.**

Existing

Existing 15" storm sewer pipe is not adequate to carry 100-year runoff between these 3 intersections.

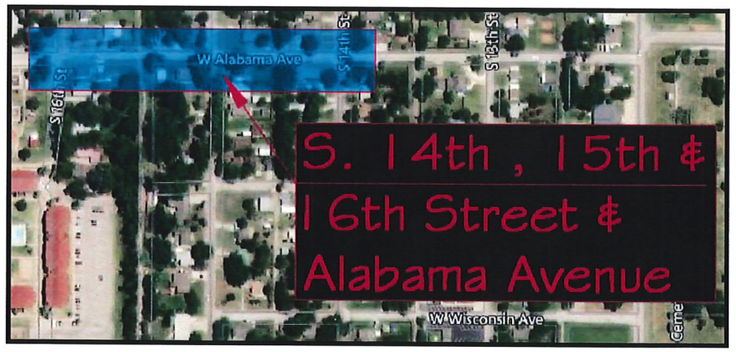
S. 14th St. & Alabama Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**4.081**	**4.951**	**5.724**	**6.448**	**7.211**	**7.974**

S. 15th St. & Alabama Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**9.667**	**11.680**	**13.505**	**15.162**	**16.955**	**18.739**

S. 16th St. & Alabama Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**5.927**	**7.251**	**8.384**	**9.511**	**10.636**	**11.777**

Proposed

Upgrade storm sewer from 15" to 30" from these three intersections to Missouri Ave.



- **12th & 14th Street & Missouri Avenue , 12th, 14th & 16th Street & Florida Avenue, and between S. 14th and 15th Street & Arkansas Avenue**

Existing

Storm sewer pipes sizes in these intersections are experiencing backwater flow effects due to downstream pipes being smaller in sizes compared to upstream pipes

S. 12th St. & Missouri Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**24.648**	**30.355**	**35.098**	**40.044**	**44.781**	**49.636**

S. 14th St. & Missouri Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**18.457**	**22.582**	**26.111**	**29.626**	**33.130**	**36.684**

S. 12th St. & Florida Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**2.959**	**3.531**	**4.082**	**4.535**	**5.071**	**5.596**

S. 14th St. & Florida Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**2.904**	**3.505**	**4.053**	**4.547**	**5.085**	**5.619**

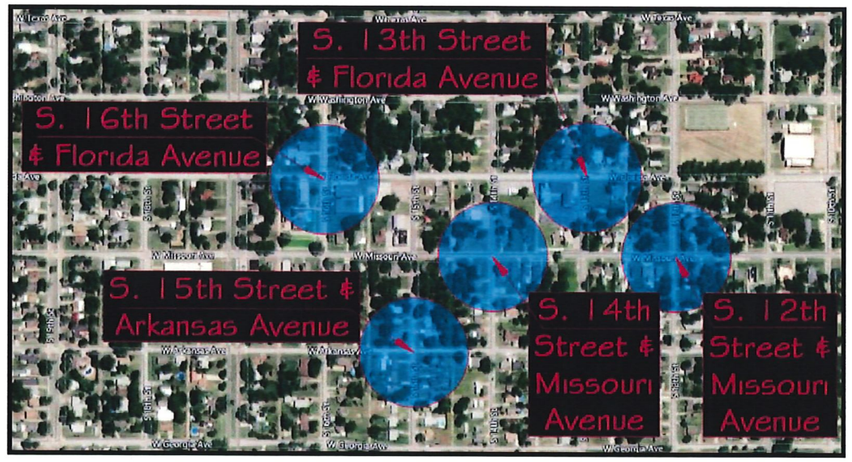
S. 16th St. & Florida Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**3.401**	**4.168**	**4.820**	**5.476**	**6.124**	**6.783**

S. 14th, 15th St. & Arkansas Ave.	2 year	5 year	10 year	25 year	50 year	100 year
Runoff (**Q**)	**19.153**	**23.598**	**27.285**	**31.141**	**34.825**	**38.603**

Proposed

Upgrade and match storm sewer pipe to 54" from Washington Ave. to Choctaw Avenue. Est. cost $1.3 million.

S. 12th and 14th St. & Missouri Ave. and S. 15th St. & Arkansas Ave. - Install grated street inlet at each intersection. Est. cost $30,000 per intersection.



- **2300 Block of Georgia Avenue**

Existing

Regional issue with Line Creek since intersection is next to the stream. Most likely 100-year floods are not contained within channel and therefore overflows over the intersection.

Proposed

Proposed widening of Line Creek downstream together with flood retardation structures upstream of Line Creek should help reduce flooding in this intersection.

Summary of Issues and Solutions

Before any of the proposed solutions given above at street intersections are to be executed, it is recommended to conduct a thorough/detailed study of the storm sewer network within city limits for greater clarity and specificity on flooding problems. However, an overall study was conducted with city officials input and the results are as follows:

- Undersized storm sewer inlets.
- Undersized and potentially collapsed storm sewer pipes.
- Proximity to creek/streams that overtop roadway due to insufficient storage on those creeks/streams.

Recommendations & Conclusions

The previous sections presented the investigations undertaken and the resultant findings that make up the primary framework for Chickasha Master Drainage Study. This sections expands on several of the key findings to formalize recommendations and provide an 'Implementation Plan' for future actions that will help improve storm water management in Chickasha. By necessity, storm water management will always be an ongoing activity at the City and the recommendations made in this report will provide the direction needed to move beyond the CMDS in the future. Some of these recommendations would be best implemented by the City staff while other may require the City to obtain assistance from consultants and other professionals. Lastly, these recommendations align with many of the CMDS investigations completed since future actions will be a natural outgrowth of these investigations.

Generally, it is recommended that this study be used as a planning tool to assess the drainage infrastructure needs for the City of Chickasha. It should be noted that the hydraulic analysis was performed using "Macro Level" study methods. Additionally, the City should continue regulating new development such that further urbanization does not create future drainage problems. Following is a list of recommendations/solutions given the current flooding issues facing the City of Chickasha:

City Wide

- Low-Impact Development (LID) to encourage sustainable solutions, such as, rain gardens, pervious pavements, swales, bio-retention ponds, rain barrels and cisterns, open space preservation, etc.
- Interim Outfall Improvements (flapper gates and weir walls for backwater reduction). This will prevent backwaters experienced in Line Creek during long durations storm events from surcharging the storm sewer system south of Line Creek.

Rock Hollow Creek (west of the City limit line)

The Rock Hollow Creek Drainage Basin contributes approximately 60-65% of the runoff flow in Line Creek through the City of Chickasha.

- Developing and implementing an OWRB Flood Retardation Structures program (joint City/County) will detain runoff along Rock Hollow throughout the Basin and allow runoff to recede from the Line Creek drainage basin. This will reduce localized flooding within the City Limits.

Rock Hollow & Line Creek Confluence (Dan Allen Road)

Utilizing the land bound by Dan Allen Road and the confluence point of Line & Rock Hollow Creeks creates one last opportunity to detain runoff prior to flowing into flood prone areas. This will take advantage of an already established wetland and allows natural use of the topography.

- Channel Restoration and Widening with Natural Bank Protection
- LID and Wetland Restoration and Improvements
- Nature Trail

Line Creek (US 62 to 4th Street and minimal improvements up to Factory Road)

The widening of Line Creek will reduce the regulatory flood plain to the extents of the Line Creek channel. The effect of the flood plain reduction will remove a significant number of homes and businesses for the regulatory flood plain.

- Construction of NRCS Flood Retardation Structures in multiple locations in headwaters of both Rock Hollow and Line Creek Drainage Basins
- Channel Restoration and Widening with Natural Bank Protection
- Natural Pedestrian Walking Trails
- Wetland Restoration and Improvements
- LID / Native Oklahoma Landscape with drought resistant species.
- Restoration of WPA/Historic Bridge at N. 6th Street and Trail Head
- Land Acquisitions (2 Parcels)
- Install flap gates and weir wall for backwater reduction

Congo Creek (W Grand Ave. to East of Railroad Crossing (Island Pac))

- Construct upstream flood control proposed south of W Country Club Rd. and east of H.E. Bailey Turnpike (Toll Road)
- Channel Improvements from W Grand Avenue to intersection of W. Tennessee Street and 4th Street
- Channel Improvements from Henderson Street to East of Railroad Crossing (Island Pac)

Implementation Plan

An implementation plan is presented here that provides the actions that the City of Chickasha can take to advance the work that was performed to develop the City's Master Drainage Study. In some instances, it may overlap or repeat certain aspects of the recommendations provided above, but that is to be expected as these implementation actions reflect the work that was performed as well as the conclusions. These implementation items focus on the immediate future covering the next few months and years although some items may unfold for many years to come.

The successful implementation of the Master Drainage Study and the associated future actions needed to implement the plan will rely heavily on additional public input and support. Additional meetings with stakeholders and city officials will help greatly in determining the specifics of educating and involving the public about future storm water plan activities. Without the support of the public and approval of the funding needed, implementation of the master study will be severely limited.

In listing these key implementation actions below, it is assumed that funding, such as OWRB, will eventually become available to allow the City to pursue the actions. Additionally, the implementation actions can be taken out of the order given below as the ultimate order of these actions will depend on many events that have yet to occur.

Phase 1: Interim Outfall Improvements (flapper gates and weir walls for backwater reduction)

This will prevent backwaters experienced in Line Creek during long durations storm events from surcharging the storm sewer system south of Line Creek.

PROPOSED FUNDING SOURCE: CDBG

Phase 2: Upstream Flood Control Project (joint City /County) for Rock Hollow basin west of the City limit line.

The Rock Hollow Creek Drainage Basin contributes approximately 60-65% of the runoff flow in Line Creek through the City of Chickasha.

Developing and implementing an OWRB Flood Retardation Structure program will detain runoff along Rock Hollow throughout the Basin and allow runoff to recede from the Line Creek drainage basin. This will reduce localized flooding within the City Limits.

PROPOSED FUNDING SOURCE: OWRB

Phase 3: Upstream Flood Control/River/Stream Restoration at the Line Creek/Rock Hollow Creek confluence at Dan Allen Road & Upstream flood control south of W Country Club Rd. and east of H.E. Bailey Turnpike (Toll Road) for Congo Creek

Utilizing the land bound by Dan Allen Road and the confluence point of Line & Rock Hollow Creeks as well as south of W Country Club Rd. and east of H.E. Bailey Turnpike (Toll Road) for Congo Creek creates one last opportunity to detain runoff prior to flowing into flood prone areas. This Phase also takes advantage of an already established wetland and allows natural use of the topography.

PROJECT MEMORANDUM

A. Includes Channel Restoration and Widening with Natural Bank Protection

B. LID and Wetland Restoration and Improvements

C. Nature Trail

Phase 4: Line Creek Restoration/Flood Control Project from US 62 to 4th Street and minimal improvements up to Factory Road & Congo Creek Restoration/Channelization Project from W Grand Ave. to East of Railroad Crossing (Island Pac).

The widening of Line and Congo Creek will reduce the regulator flood plain to the extents of both creeks channels. The effect of the flood plain reduction will remove a significant number of homes and businesses for the regulatory flood plain.

PROJECT MEMORANDUM

A. Channel Improvements

B. Pedestrian Trail

C. LID / Native Oklahoma Landscape with drought resistant species.

D. Restoration of WPA/Historic Bridge at North 6th Street and Trail Head.

E. Potential land acquisitions for limited channel/trails improvements (possible two parcels/structures)

PROPOSED FUNDING SOURCE: OWRB, FEMA HMGP, ODOT TAP

Phase 5: CLOMR/LOMR – Map Revision

This will capture and reduce the 100-year floodplain along this reach improving property viability.

PROPOSED FUNDING SOURCE: Stormwater Impact Fees, FEMA HMGP

Phase 1	Phase 2
Interim Outfall Improvements (flapper gates and weir walls for backwater reduction)	Upstream Flood Control Project (joint City /County) for Rock Hollow basin west of the City limit line.
This will prevent backwaters experienced in Line Creek during long durations storm events from surcharging the storm sewer system south of Line Creek. PROPOSED FUNDING SOURCE: CDBG	The Rock Hollow Creek Drainage Basin contributes approximately 60-65% of the runoff flow in Line Creek through the City of Chickasha. Developing and implementing an OWRB Flood Retardation Structure program will detain runoff along Rock Hollow throughout the Basin and allow runoff to recede from the Line Creek drainage basin. This will reduce localized flooding within the City Limits. PROPOSED FUNDING SOURCE: OWRB

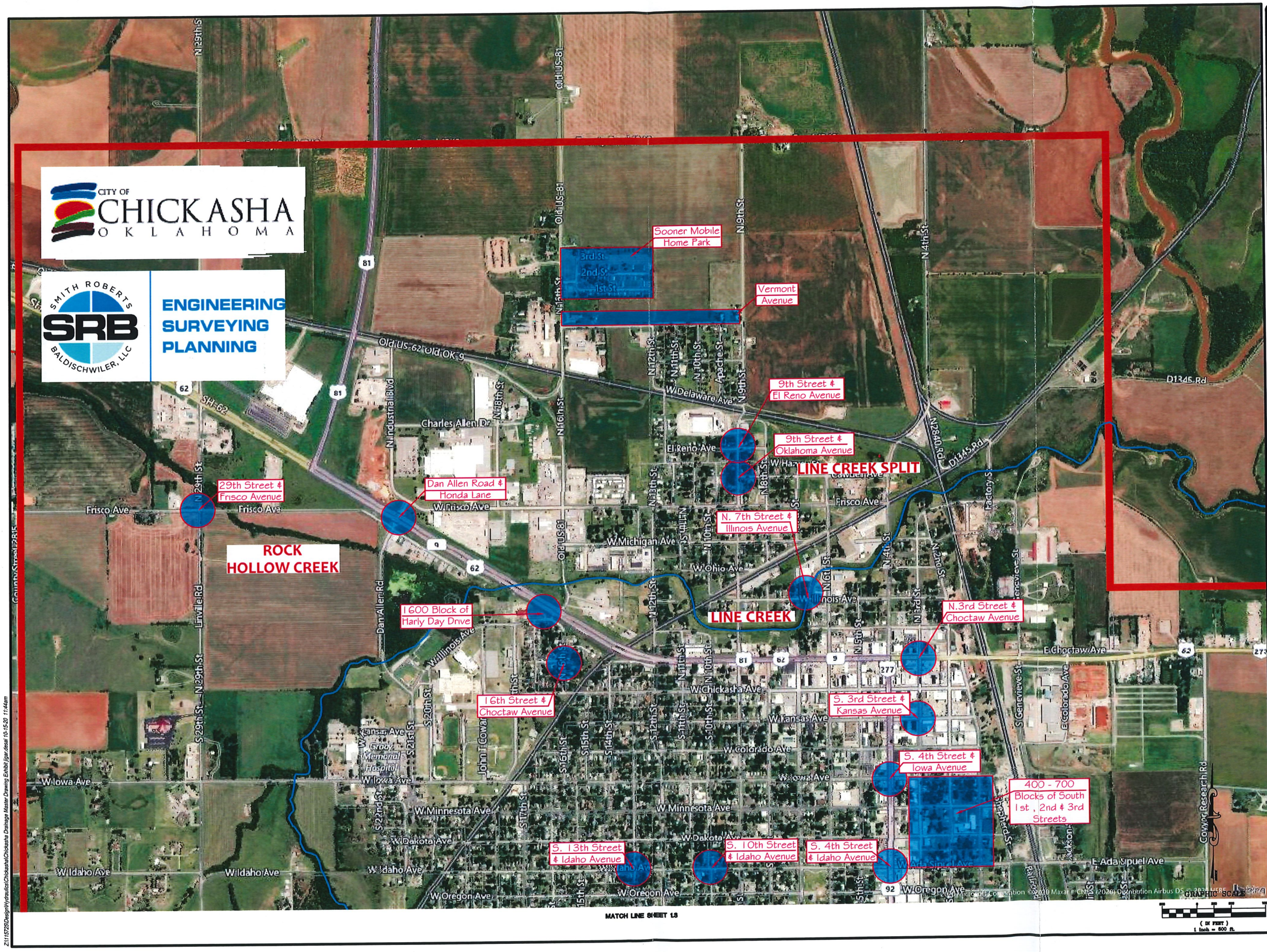
Phase 3
Upstream Flood Control/River/Stream Restoration at the Line Creek/Rock Hollow Creek confluence at Dan Allen Road & Upstream flood control south of W Country Club Rd. and east of H.E. Bailey Turnpike (Toll Road) for Congo Creek
Utilizing the land bound by Dan Allen Road and the confluence point of Line & Rock Hollow Creeks as well as south of W Country Club Rd. and east of H.E. Bailey Turnpike (Toll Road) for Congo Creek creates one last opportunity to detain runoff prior to flowing into flood prone areas. This Phase also takes advantage of an already established wetland and allows natural use of the topography. PROJECT MEMORANDUM A. Includes Channel Restoration and Widening with Natural Bank Protection B. LID and Wetland Restoration and Improvements C. Nature Trail PROPOSED FUNDING SOURCE: OWRB, FEMA HMGP, Oklahoma Tourism Grants, Other potential park type funding

Phase 4	Phase 5
Line Creek Restoration/Flood Control Project from US 62 to 4th Street and minimal improvements up to Factory Road & Congo Creek Restoration/ Channelization Project from W Grand Ave. to East of Railroad Crossing (Island Pac).	CLOMR/LOMR – Map Revision
The widening of Line and Congo Creek will reduce the regulator flood plain to the extents of both creeks channels. The effect of the flood plain reduction will remove a significant number of homes and businesses for the regulatory flood plain. PROJECT MEMORANDUM A. Channel Improvements B. Pedestrian Trail C. LID / Native Oklahoma Landscape with drought resistant species. D. Restoration of WPA/Historic Bridge at North 6th Street and Trail Head. E. Potential land acquisitions for limited channel/trails improvements (possible two parcels/structures) PROPOSED FUNDING SOURCE: OWRB, FEMA HMGP, ODOT TAP	This will capture and reduce the 100-year floodplain along this reach improving property viability. PROPOSED FUNDING SOURCE: Stormwater Impact Fees, FEMA HMGF

Table 12. Implementation Plan

Appendix A

Exhibits



CHICKASHA STORM WATER MASTER DRAINAGE PLAN
GRADY COUNTY
CHICKASHA, OKLAHOMA
FLOOD PRONE AREAS EXHIBIT

SCALE: HOR. 1"=600'

SHEET 1

PROJ. 115725
DATE: 10/15/20
DRAWN BY: JJD
DESIGNED BY: DSA
CHECKED BY: DSA

NO.	DATE	DESCRIPTION	BY

REVISIONS

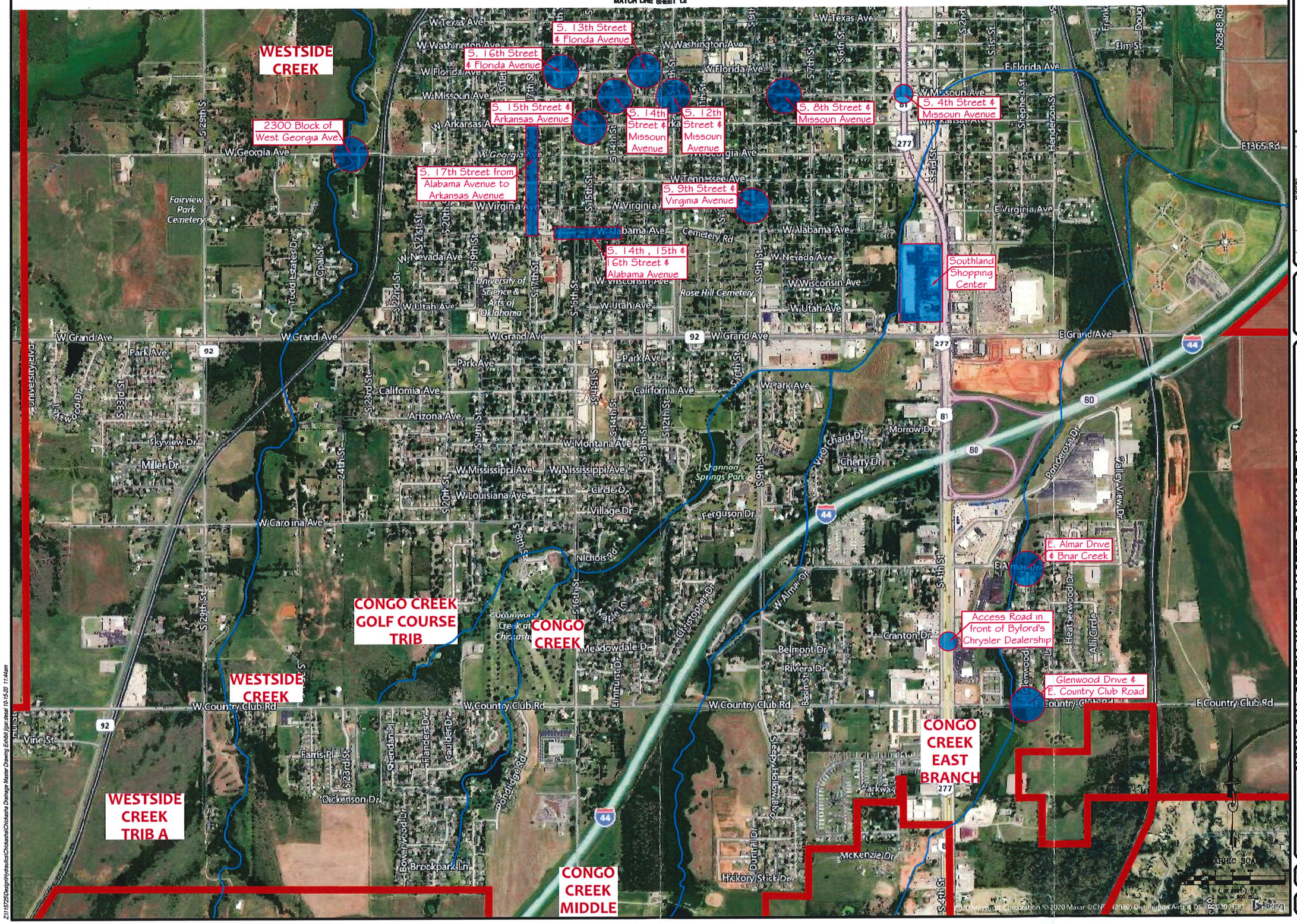
OKLAHOMA CITY
OFFICE OF CERTIFICATE OF AUTHORIZATION NO. 1263
TULSA
OFFICE OF CERTIFICATE OF AUTHORIZATION NO. 1263

NORMAN
3200 S. Berry Road
Norman, OK 73072
Ph: (405) 366-9383
Fax: (405) 366-9384
OFFICE OF CERTIFICATE OF AUTHORIZATION NO. 1263

CERTIFICATE OF AUTHORIZATION NO. 1263 - SMITH ROBERTS BALDISCHWILER, LLC

Z:\115725\Design\Hydraulics\Chickasha\Chickasha Drainage Master Drawing Exhibit.jpgr.dwsl 10-15-20 11:44am

MATCH LINE SHEET 1.2



NORMAN
1000 N. Interstate Drive
Norman, OK 73072
Phone: 405.364.8080
Fax: 405.364.8089
www.normanokcity.com

OKLAHOMA CITY
1000 N. Interstate Drive
Oklahoma City
Phone: 405.364.8080
Fax: 405.364.8089
www.okcityoffice.com

CERTIFICATE OF AUTHORIZATION NO. 2444 EXPIRES JUNE 30, 2017

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

PROJ. 115725
DATE: 10/15/20
DRAWN BY: JJ
DESIGNED BY: DSA
CHECKED BY: DSA

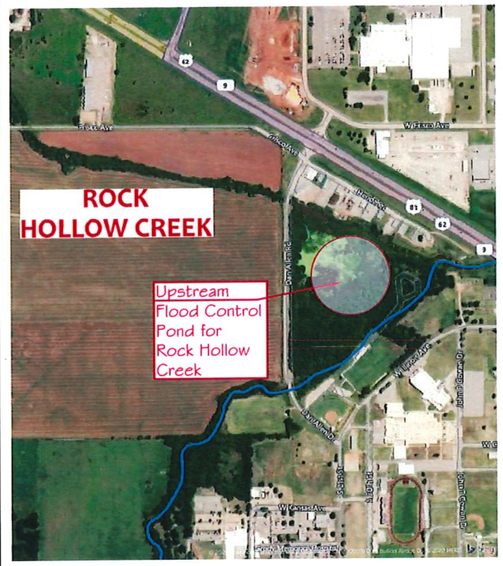
CHICKASHA STORM WATER MASTER DRAINAGE PLAN

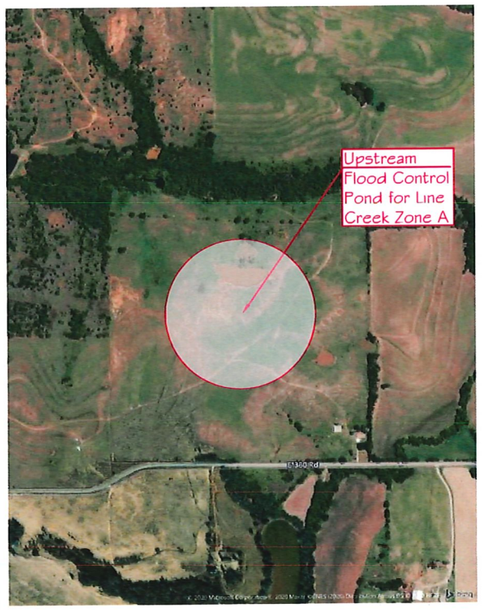
GRADY COUNTY
CHICKASHA, OKLAHOMA
FLOOD PRONE AREAS EXHIBIT

SCALE: HOR. 1"=600'

SHEET 2

Z:\115725\Design\Hydraulics\Chickasha\Chickasha Drainage Master Drawing Exhibit.jpgr,dwsd 10-15-20 11:44am





NO.	DATE	DESCRIPTION	BY
		REVISIONS	

PROJ. 115725
DATE: 10/15/20
DRAWN BY: LG
DESIGNED BY: DSA
CHECKED BY: DSA

CHICKASHA STORM WATER MASTER DRAINAGE PLAN

GRADY COUNTY
CHICKASHA, OKLAHOMA
RECOMMENDATIONS EXHIBIT

SCALE: HOR. 1"=1000'

SHEET 3

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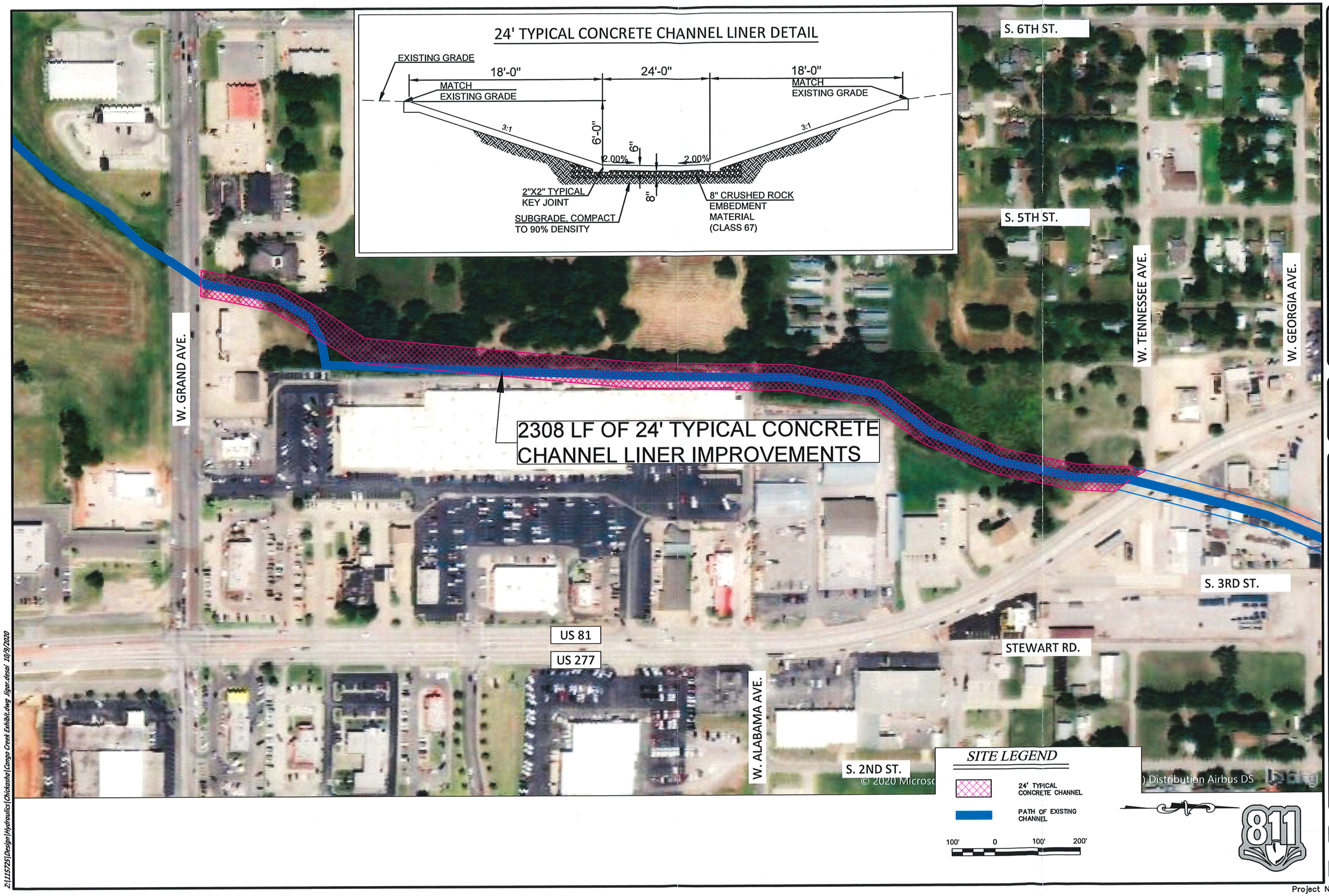

NORMAN
2500 McGee Drive
Suite 90
Norman, OK 73072
T: 405-366-7970
F: 405-418-2389
www.srbcpa.com
CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2021

OKLAHOMA CITY
2500 McGee Drive
Oklahoma City
Oklahoma 73072
T: 405-843-7779
F: 405-418-2389
www.srbcpa.com

SRB
SMITH ROBERTS BALDISCHWILER

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

PROJ. 115725
DATE: 10/15/20
DRAWN BY: DHB
DESIGNED BY: MAL
REVIEWED BY: MAL

EXHIBITS - CONGO CREEK
W. GRAND AVENUE TO 4TH STREET
CITY OF CHICKASHA, OKLAHOMA

SCALE:
HOR. 1"=10

SHEET
1

Project No. 115725

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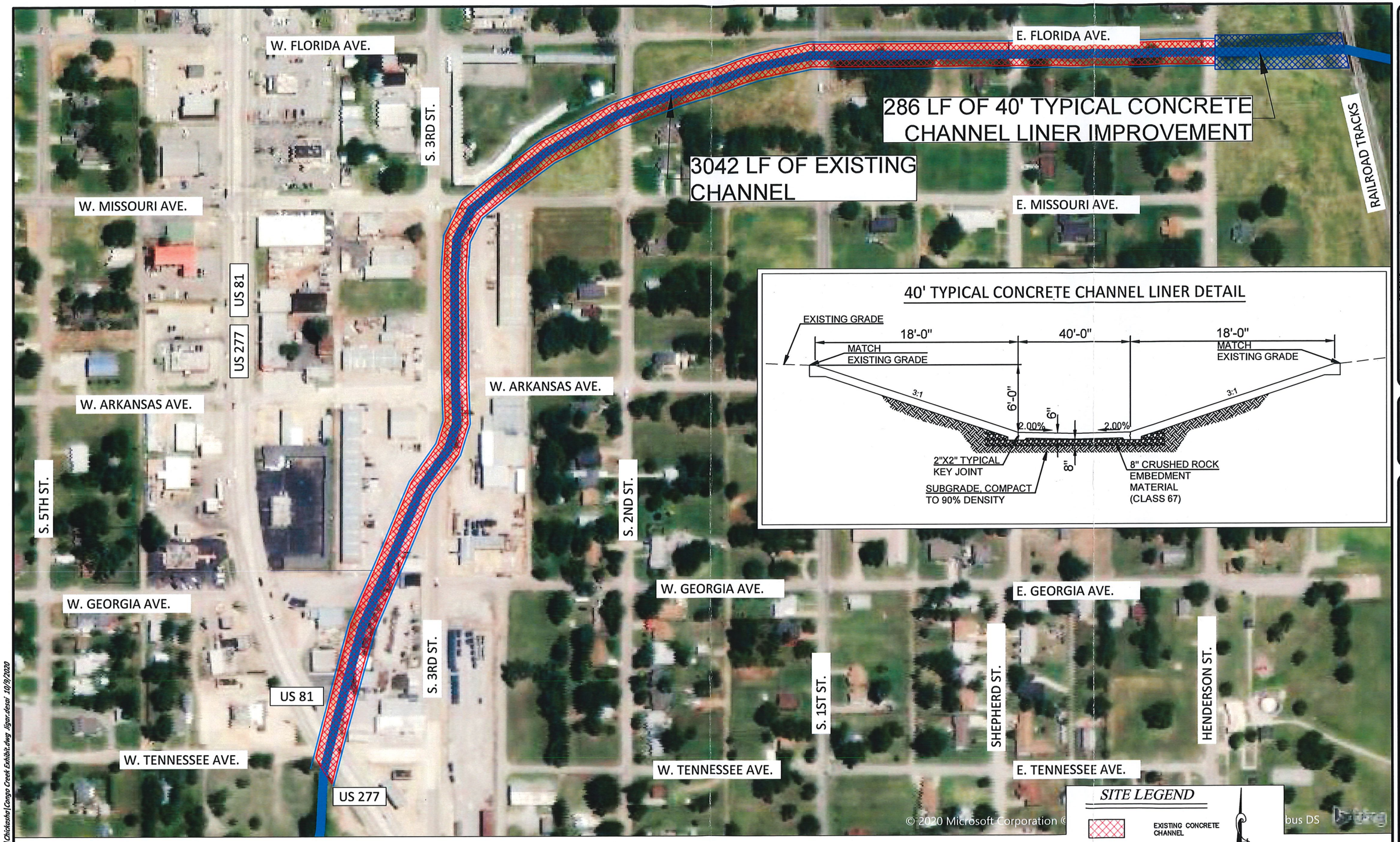

40' TYPICAL CONCRETE CHANNEL LINER DETAIL

NORMAN
Norman Office
2121 Rock Creek Blvd.
Suite 150
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
www.sfnmjv.com

OKLAHOMA CITY
Oklahoma City Office
2121 N. Lincoln Blvd.
Oklahoma City, OK 73105
T: 405.840.7044
F: 405.840.7046
www.sfnmjv.com

CERTIFICATE OF AUTHORIZATION No. 2195 EXPIRES JUNE 30, 2021

SMITH ROBERTS & MYERS JOINT VENTURE

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJ. 115725
DATE: 10/15/20
DRAWN BY: DHB
DESIGNED BY: MAL

EXHIBITS - CONGO CREEK
4TH STREET TO HENDERSON ROAD TO RAILROAD
CITY OF CHICKASHA, OKLAHOMA

SCALE: HOR. 1"=10

SHEET 2

Project No. 115725

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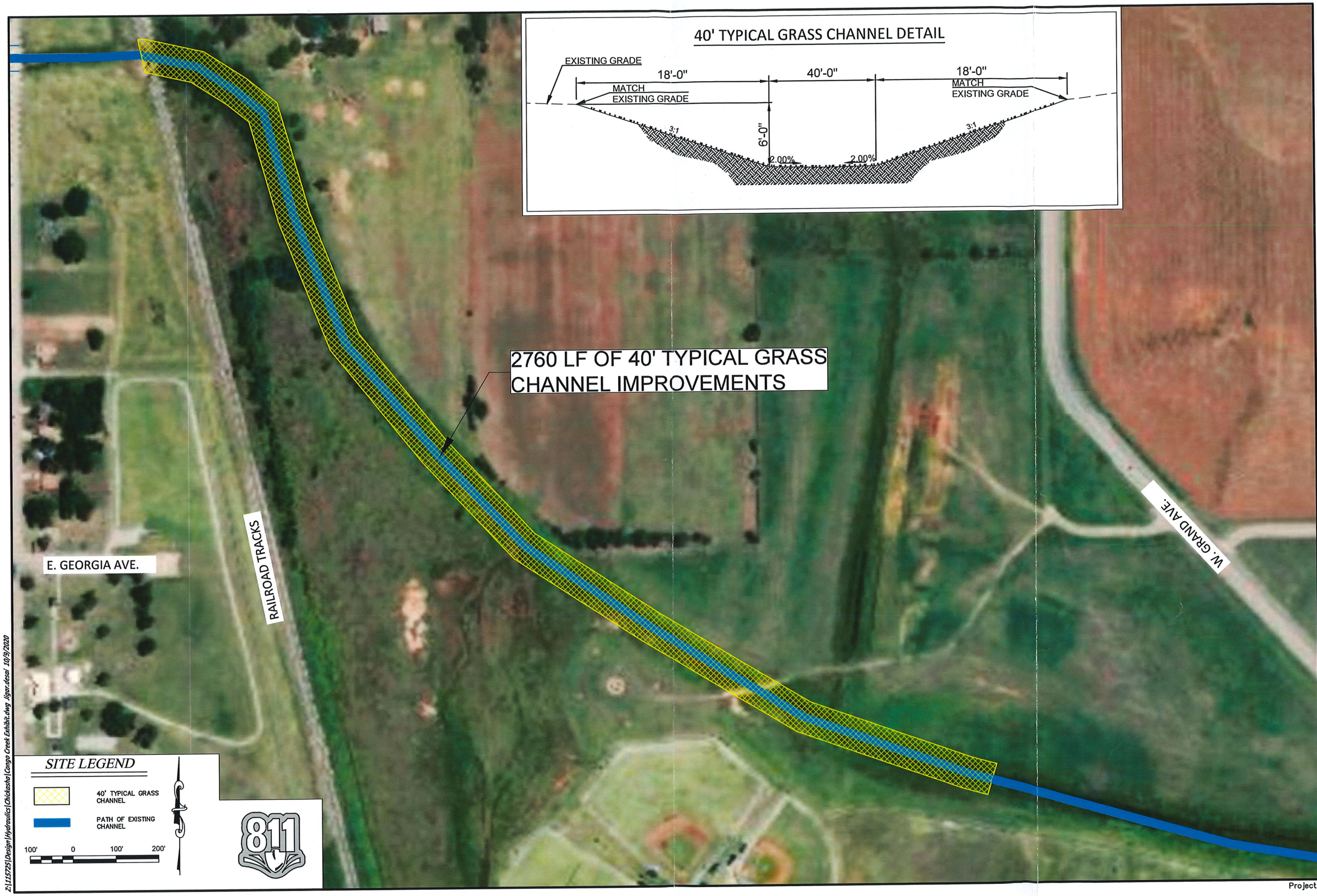


Z:\115725\Design\Hydraulics\Chickasha\Congo Creek Exhibit.dwg Jigar.dscal 10/9/2020

NORMAN
2700 Broadway Ave.
Norman, Suite 100
Norman, OK 73072
P: 405-366-7671
F: 405-448-2288
Norman@rjkengineering.com

OKLAHOMA CITY
5400 N. Grand Blvd.
Oklahoma City
Oklahoma City, OK 73112
P: 405-848-7774
F: 405-848-2288
OKC@rjkengineering.com

RJK ENGINEERING SERVICES, PLLC

CERTIFICATE OF AUTHORIZATION NO. 8968 EXPIRES JUNE 30, 2021

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

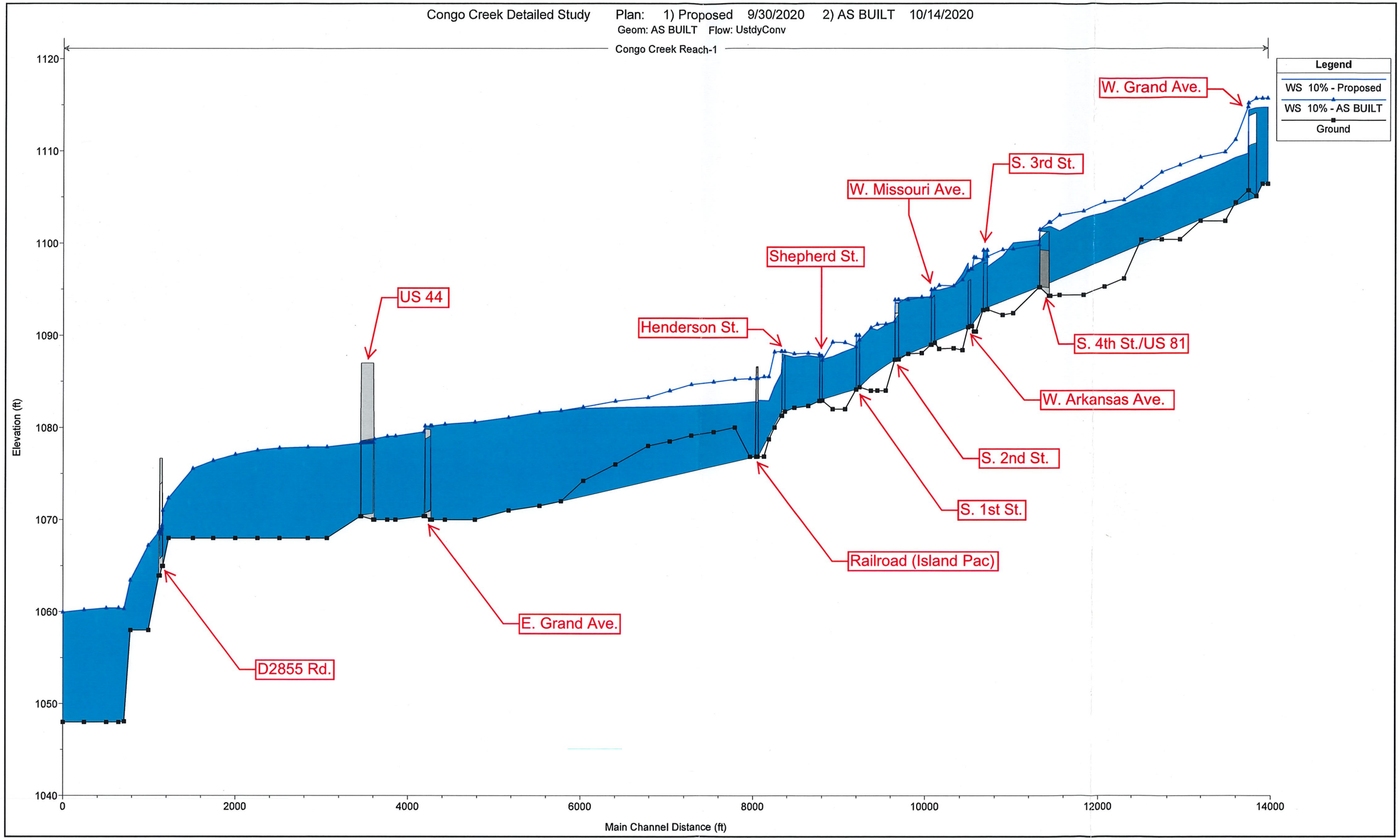
PROJ. 115725
DATE: 10/15/20
DRAWN BY: DHB
DESIGNED BY: MAL

EXHIBITS - CONGO CREEK
DOWNSTREAM OF RAILROAD
CITY OF CHICKASHA, OKLAHOMA

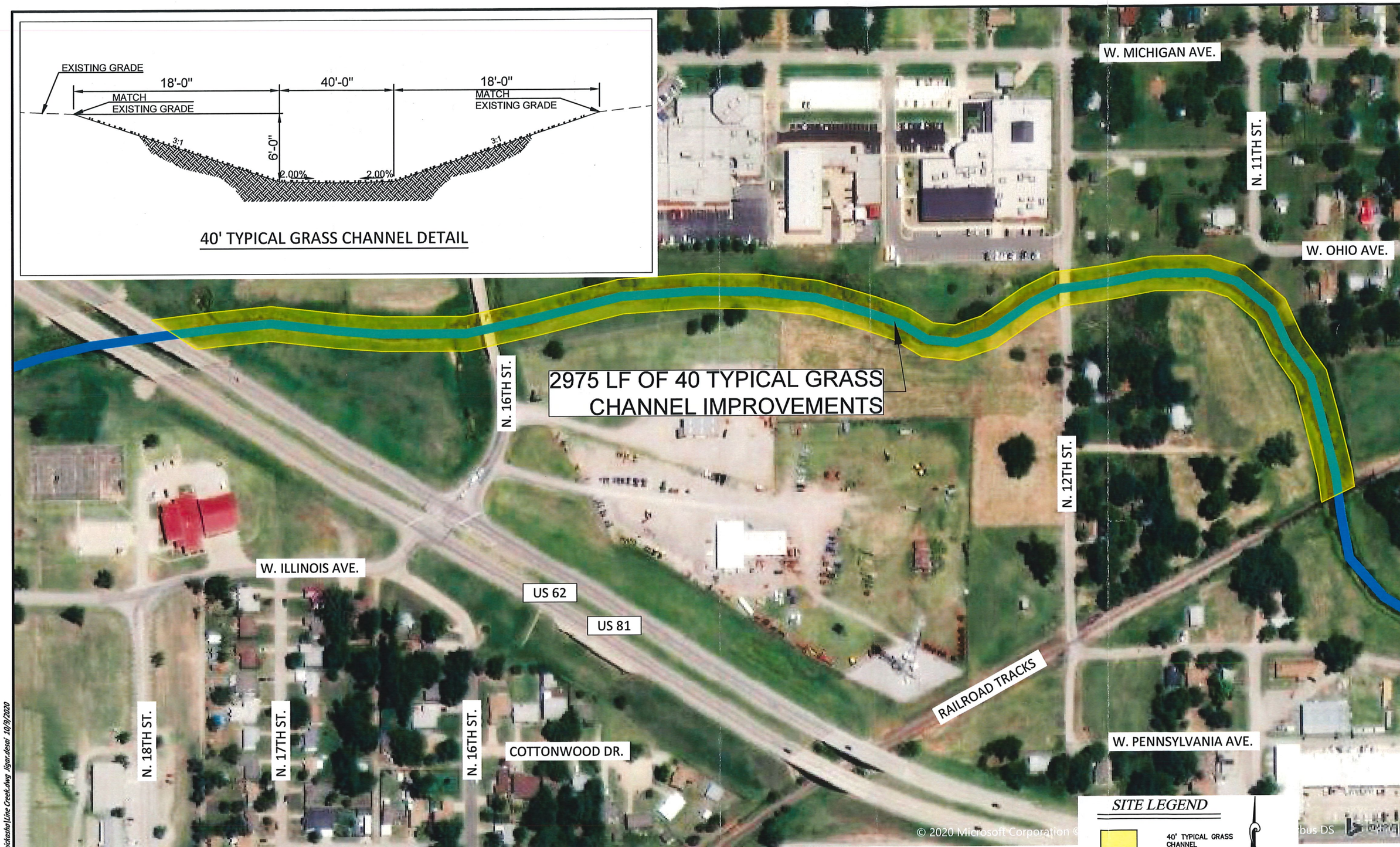
SCALE
HOR. 1"=1

SHEET
3

Project No. 115725


Congo Creek Detailed Study
Plan: 1) Proposed 9/30/2020 2) AS BUILT 10/14/2020
Geom: AS BUILT Flow: UstdyConv
Congo Creek Reach-1
Legend
WS 10% - Proposed
WS 10% - AS BUILT
Ground
W. Grand Ave.
S. 3rd St.
W. Missouri Ave.
Shepherd St.
US 44
Henderson St.
S. 4th St./US 81
W. Arkansas Ave.
S. 2nd St.
S. 1st St.
Railroad (Island Pac)
E. Grand Ave.
D2855 Rd.
Elevation (ft)
1120
1110
1100
1090
1080
1070
1060
1050
1040
0
2000
4000
6000
8000
10000
12000
14000
Main Channel Distance (ft)

40' TYPICAL GRASS CHANNEL DETAIL



NORMAN
2500 McGee Drive, Suite 100
Norman, OK 73072
O: 405-366-5430
F: 405-416-3289
Certificate of Authorization No. 3849
Expires June 30, 2021

OKLAHOMA CITY
4101 NW 122nd Street
Oklahoma City, OK 73120
O: 405-840-1919
F: 405-416-3289
Certificate of Authorization No. 3849
Expires June 30, 2021

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. 3849 EXPIRES JUNE 30, 2021

NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJ. 115725
DATE: 10/15/20
DRAWN BY: DHB
DESIGNED BY: MAL

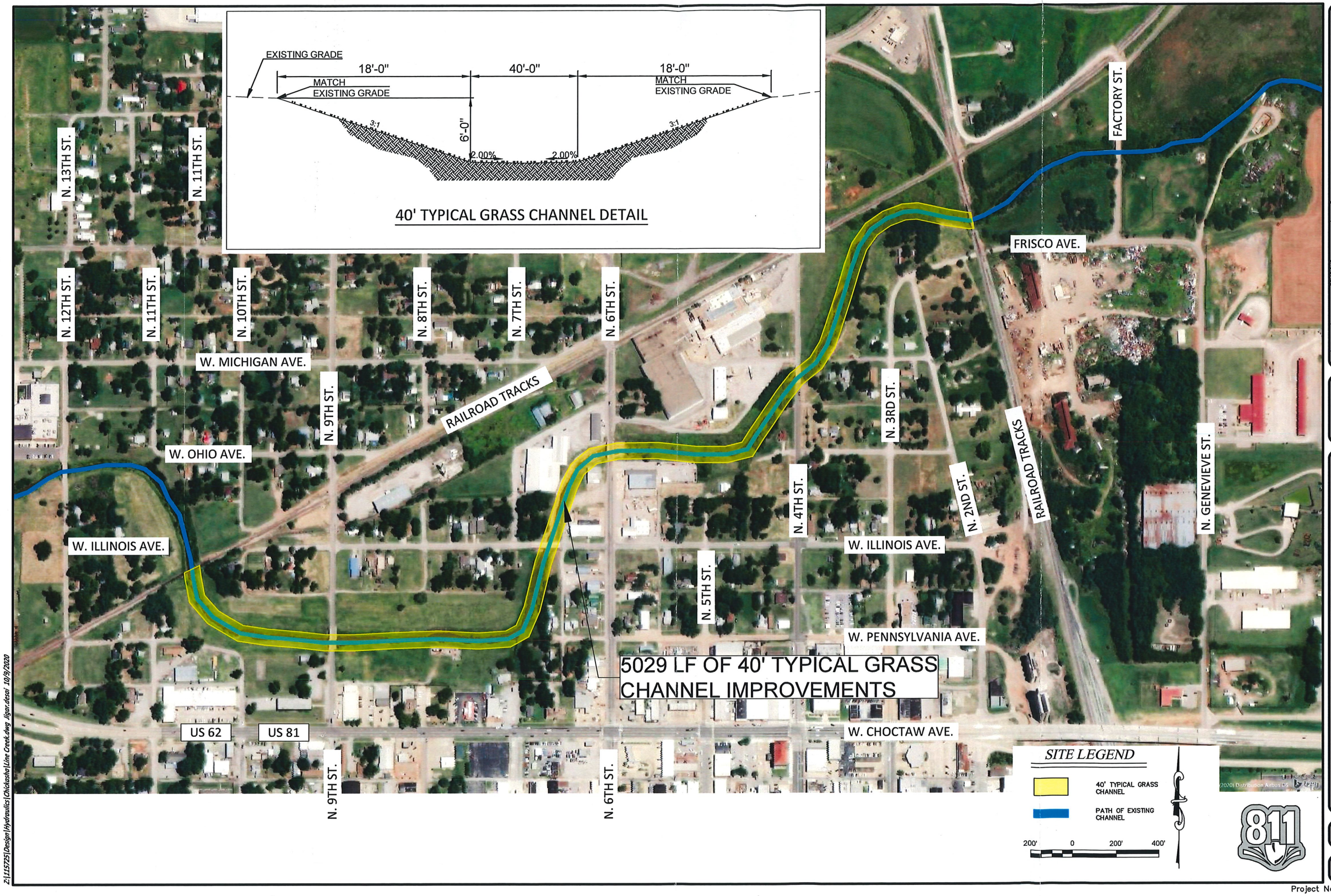
EXHIBIT - LINE CREEK
US 62 TO RAILROAD
CITY OF CHICKASHA, OKLAHOMA

SCALE:
HOR. 1"=10

SHEET
1

Project No. 115725

Z:\115725\Design\Hydraulics\Chickasha\Line Creek.dwg ligan.dexpi 10/9/2020



Z:\115725\Design\Hydraulics\Chickasha\Line Creek.dwg Jigar.desai 10/9/2020

NORMAN
2700 Coy Ave.
Norman, OK 73072
T: 405-418-2288
F: 405-418-2289
www.tetrattech.com

OKLAHOMA CITY
2700 Coy Ave.
Oklahoma City,
T: 405-843-7784
F: 405-843-2586
www.tetrattech.com

CERTIFICATE OF AUTHORIZATION NO. 3154 - EXPIRES JUNE 30, 2021

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

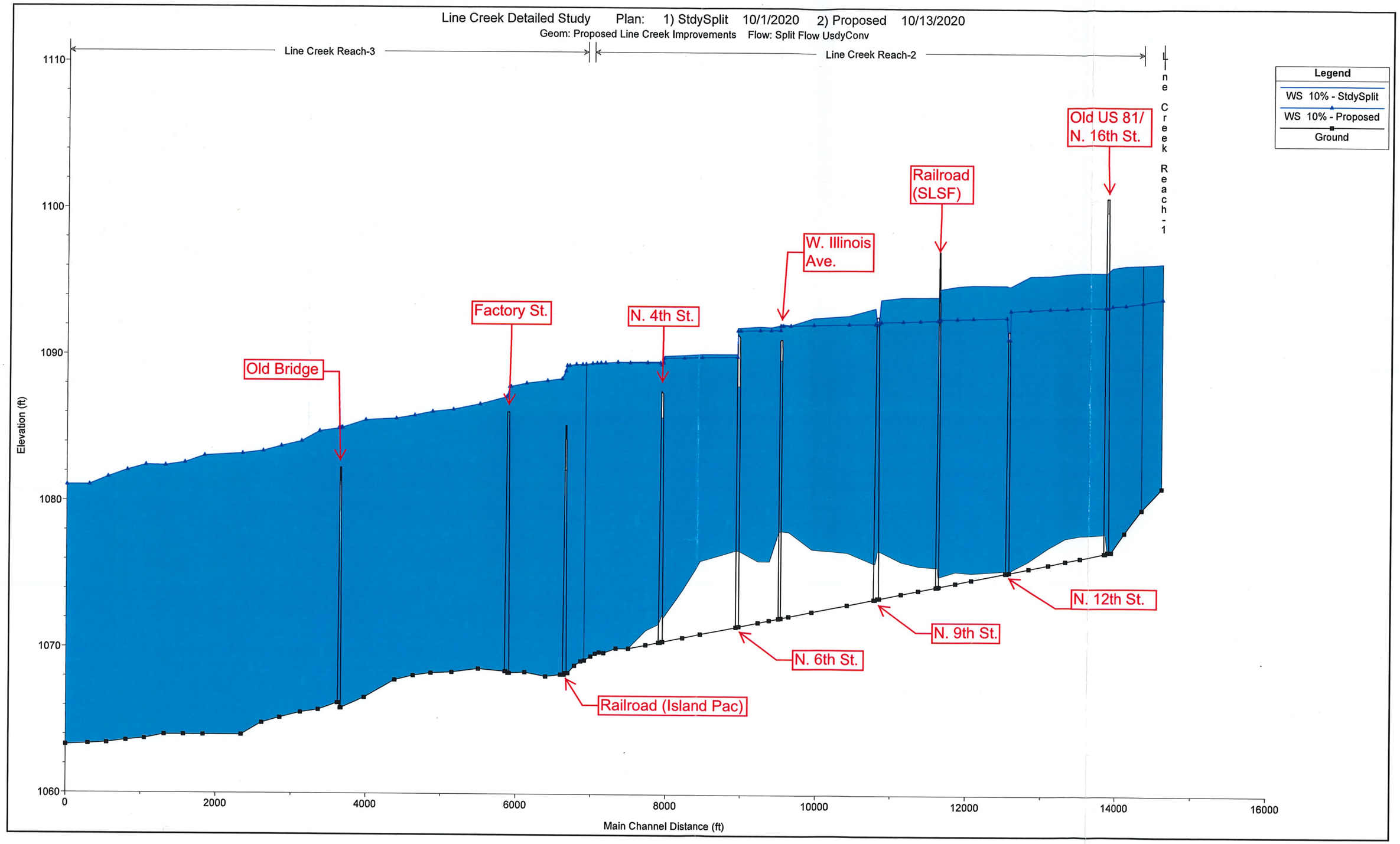
PROJ. 115725
DATE: 10/15/20
DRAWN BY: DHB
DESIGNED BY: MAL

EXHIBIT - LINE CREEK
RAILROAD TO RAILROAD
CITY OF CHICKASHA, OKLAHOMA

SCALE: HOR. 1"=20

SHEET 2

Project No. 115725


Line Creek Detailed Study Plan: 1) StdySplit 10/1/2020 2) Proposed 10/13/2020
Geom: Proposed Line Creek Improvements Flow: Split Flow UsdyConv
Line Creek Reach-3
Line Creek Reach-2
Line Creek Reach-1
Legend
WS 10% - StdySplit
WS 10% - Proposed
Ground
Old US 81/ N. 16th St.
Railroad (SLSF)
W. Illinois Ave.
N. 4th St.
Factory St.
Old Bridge
N. 12th St.
N. 9th St.
N. 6th St.
Railroad (Island Pac)
Elevation (ft)
1110
1100
1090
1080
1070
1060
0
2000
4000
6000
8000
10000
12000
14000
16000
Main Channel Distance (ft)

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Administration **Agenda Item No. 6.g.**

AGENDA ITEM: Discussion, consideration, and possible action to approve grant reimbursement for Cody White as recommended by the Chickasha Economic Development Council, Inc.

I. BACKGROUND/DESCRIPTION:

- On January 12, 2021 the CEDC vote unanimously to fund the grant to Cody White in the maximum amount of $50,000.00.
- This grant is from funds earmarked for economic development with payment due upon issuance of Certificate of Occupancy.

II. RECOMMENDED ACTION:

Staff recommends approval of the economic development grant in the amount of $50,000.00 to Cody White as recommended by the CEDC; and further authorizing Acting City Manager to amend budget to reflect project.

III. FISCAL INFORMATION - EDC Development Incentives

IV. FUND INFORMATION:

Dept. Director: Chris Mosley, Acting City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From) 26-26-5350-007		$50,000.00

V. ATTACHMENTS:

1. Letter of Request from CEDC - Cody White-320 W. Chickasha Ave.
2. CEDC Minutes - January 12, 2021 Meeting (2)
3. Grant Agreement - Cody White - 320 W. Chickasha Ave. with CEDC

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL
221 W. Chickasha Ave/POBox 573 Chickasha, OK 73018/405-224-0787

January 15, 2021

City of Chickasha

Re: Grant Reimbursement Process for Cody White/320 W. Chickasha Ave.

On January 12, 2021 at the CEDC monthly board meeting the motion as stated below was voted on unanimously by the CEDC Board of Directors on the process to fund the grant to Cody White:

Motion made by Elliott, second by S. DeHart to recommend to City Council for approval of a grant up to $50,000.00 to Cody White from funds earmarked for economic development grants with payment due upon issuance of Certificate of Occupancy. Motion passed with all voting in favor.

We are requesting that this recommendation be placed on the City Council's February 15, 2021 meeting agenda for their approval.

Respectfully,

Jim Cowan

Jim Cowan

Director of Economic Development Council

Chickasha Area Economic Development Council, Inc.

January 12, 2021

Minutes of Meeting

Present: Kyle Abrahams, Rick Croslin, Seth DeHart, Weston Dehart, Jen Jantzen, John Mosley Cale Walker, Chris Mosley, Tim Elliott, Ronnie Bogle & John Noblitt

Absent: Ryan Posey, Tom Avant(Excused), Cassandra Ersland(Excused), John Feaver(Excused) Kirk Painter

Staff: Shayla Roth

Guests: Kimmy Loggins, Cody White, Andy Maher, Steve LaForge, Leasa Furr, Cary DeHart Chris Gray, Pat Brooks, Mitch Williams & Tim Hushbeck

I. Call to Order

At 7:32 a.m. it was determined a quorum was present and Chairman Abrahams called the meeting to order.

II. Motion for Discussion/Approval/Denial/Vote of the December 2020 Board Minutes

Motion made by John Mosley, second by Tim Elliott to accept the December 2020 Board minutes as presented. Motion passed with all voting in favor.

III. Motion for Discussion/Approval/Denial/Vote of December 2020 Financials

Motion made by Tim Elliott, second by Cale Walker to accept the December 2020 as presented. Motion passed with all voting in favor.

IV. Discussion of Economic Outlook

Maher reported that the upcoming Stockman's Showcase at the fairgrounds will be bringing a lot of people into town and there are a lot of events planned around town, with the help of Jim Cowan and local businesses.

Mr. Mosley reports that the housing market is good.

Dr. Croslin reports that the upcoming bond election is very exciting, being the first in 10 years and a lot of great new improvements are to come of it.

Ronnie Bogle reports that CVTech has had a lot of interest from people wanting to hire their graduates, which is a good sign.

V. **Motion for Discussion/Approval/Vote on CEDC Board Meeting Location Change to Grady County Fairgrounds through June 2021**
Motion made by Weston DeHart, second by Ronnie Bogle. Motion passed with all voting in favor.

VI. **Community Development Committee Update**
Abrahams reports that we are still going over crosswalk designs that meet code and make sense for downtown. We are also in the process of identifying building owners and spaces for murals on buildings, we already have 4 identified sites that we have permission to add a mural and will be sending out an RFP through the Arts Council. Will also be trying to coordinate with the city to add bike lanes and bike racks. Will be looking to add pole banners as you enter town and onto downtown lamp posts.

VII. **CEDC Update**
Update will be emailed out this next week.

VIII. **Consideration to enter into Executive Session to Discuss:**

A. Pursuant to 25 O.S. 307C(10) for the purpose on the matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within their jurisdiction upon a determination that public disclosure of the matter discussed would interfere with the development of products or services or violate the confidentiality of the business
(Possible public private partnership agreement with Chickasha Today LLC)
(Possible public private partnership agreement with Cody White)
(Grant Amendment Request for 125 W. Chickasha Ave. Due to Change in Project Scope)

B. Discussion, consideration and possible action to reconvene open session and take appropriate action on any matter discussed in executive session.

Motion made by Tim Elliott, second by John Mosley to enter into Executive Session. Motion passed with all in favor. Executive session begins at 7:59 a.m.

Motion made by Tim Elliott, second by Seth DeHart to reconvene Open Session. Motion passed with all in favor. Open Session reconvenes at 8:06 a.m.

Motion made by Tim Elliott, second by Seth DeHart to approve the Grant Application For Cody White/320 W. Chickasha Ave. Motion passed with all in favor.

Motion made by Tim Elliott, second by Jen Jantzen to approve the Grant Application For Chickasha Today LLC/101 & 103 W Chickasha Ave. Motion passed with all in favor. Kyle Abrahams & Weston DeHart abstain.

Motion made by Tim Elliott, second by Cale Walker to approve the Grant Amendment

Request for 125 W. Chickasha Ave. Motion passed with all in favor. Kyle Abrahams & Weston DeHart abstain.

IX. New Business
None reported at this time.

X. Closing Comments, Announcements, & Adjournment
Motion made to adjourn by Weston DeHart, second by Seth DeHart.
Meeting Adjourned at 8:11 a.m.

Respectfully submitted by:

Shayla Roth

Shayla Roth

Kyle Abrahams

Kyle Abrahams, Chairman

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

Central Business District Building Grant Agreement and Guidelines

THIS AGREEMENT is made and entered into on this the 15th day of January 2021 by and between the Chickasha EDC, hereinafter referred to as "CEDC", and Cody White.

, hereinafter referred to as "Applicant".

The Applicant and the CEDC certify and agree to the terms and conditions as set forth below:

The Applicant is the owner of a certain real property located at 320 W. Chickasha Avenue in the City of Chickasha, Grady County, Oklahoma, hereinafter referred to as "Property," lying within the Chickasha Central Business District (see attached map) an area where the CEDC is conducting a Grant Program as described below.

Purpose: to encourage Downtown property owners located between 1st – 7th street and Kansas and Choctaw Avenue (See attached Central Business/Historic District Map) to make improvements to their properties being used for retail trade producing sales or use tax dollars for the City of Chickasha.

Incentive: A $1 reimbursement for each $3 of private funds invested, with a maximum reimbursement of $20 per square foot, based on improvement square footage. Eligible uses include purchase, façade, structural, utility improvements, storage, roof repair/replacement, off-street parking, equipment, demolition, ADA compliance, flood proofing, and other qualifying uses approved at the discretion of the CEDC Board.

Guidelines:

To be considered for a grant, applicants must agree to the guidelines set out in this agreement by signing below. They must complete and sign the application form. Complete proposals must contain all information and materials requested. (See below). Incomplete proposals will not be considered.

1. The resulting property usage must produce use or sales tax dollars for the City of Chickasha. The attached First Year Sales and Property Tax Projections Sheet must be completed and submitted with the application.
2. Grant funds will not be distributed until project is complete per the specifications of the approved grant application, and/or a certificate of occupancy is received from the City of Chickasha.
3. Projects must increase the real property value. The EDC may require a copy of the lender's appraisal upon project completion if applicable or confirmation from county assessor.

4. Properties in the Central Business District being purchased for a project that will produce use or sales tax may be eligible for the $1 reimbursement for each $3 of private funds invested with a maximum reimbursement of $20 per square foot. Purchase price may be eligible upon grant approval by CEDC Board and City Council but is not guaranteed funding if the grant is not approved. Property can be a building, vacant land or a building to be demolished as long as the property is used for improvement of square footage, utility improvements, storage, off-street parking, equipment, demolition, ADA compliance, flood proofing, and other qualifying uses approved at the discretion of the CEDC Board. The purchase of the property must be within 6 months of the grant application approval. Any property purchased 6 months prior to application approval will not be considered for grant funding.
5. All reimbursements with grant funding, for both purchase of property and/or improvements will not be paid prior to verified completion of the project and/or a certificate of occupancy received by the City of Chickasha. Improvements including improvement of square footage, façade, structural, utility improvements, storage, roof repair/replacement, off-street parking, equipment, demolition, ADA compliance, flood proofing, and other qualifying uses approved at the discretion of the CEDC Board of any kind to the property prior to grant approval shall **NOT** receive grant funding.
6. Applicants may apply for and qualify for more than one grant. Only one grant application will be accepted per building. No building/address may apply for more than one grant. Each application submitted must sign this agreement committing to these guidelines. Funding will only be awarded per approved application, per independent inspection of premises and review of invoices. The EDC may require the lender's construction inspection sheet if applicable. The EDC may also require an Architect's application and certification for payment upon project completion or issuance of the Certificate of occupancy from the City of Chickasha.
7. Grants are not transferrable. If the property is sold the new owner would be required to apply for grant funding.
8. Applications are reviewed in the order presented. Applicants must be in good standing with the City of Chickasha and Grady County regarding payment of utilities, taxes, and other assessments.
9. All proposed projects must be planned, constructed, and completed by the applicant. Chickasha EDC is not responsible for the completion of any proposed projects awarded funding.
10. Applicant agrees to allow the CEDC or its agents access to buildings and improvements, when convenient for all parties, for inspection of the work and progress of completion.
11. Proposed projects should comply with all federal, state, and local laws, ordinances, rules, and regulations. The applicant shall obtain all required local, state, and federal permits prior to commencing construction. Chickasha EDC is not responsible for obtaining any required permits for the proposed project.
12. Applicants must provide proof of available funds to complete project. Applicants may not count any state/federal tax credits or the proposed grant money toward the proof of available funding.

Approval Process: The Downtown Economic Development Grant applications will be reviewed with the following steps:

1. Chickasha Economic Development Council Staff
2. Chickasha Economic Development Council Executive Committee
3. Chickasha Economic Development Council Board

4. Chickasha City Council

A project application may be declined/turned down during any of the fore-mentioned steps at the discretion of the Chickasha EDC, its Executive Committee, its Board of Directors, and/or Chickasha City Council with or without notice to the applicant prior to the declining of the project application.

Chickasha EDC reserves the right to decrease grant award amounts to meet program budget requirements; therefore, applicants may be offered an amount less than the total requested funds.

Proposal Contents Checklist

- Complete Application
- First Year Sales and Property Tax Projections Sheet
- Map of proposed project location
- Budget Summary (to include job estimates or quotes, if available)
- Copies of acquired permits and/or approvals (if applicable)
- Color photographs of the project area
- Schematic drawings of proposed project
- Proof of available funds for financing

Grant Awards: Grant funds awarded by the Chickasha EDC will be a $1 reimbursement for each $3 of private funds invested, with a maximum reimbursement of $20 per square foot. Chickasha EDC reserves the right to decrease grant award amounts to meet program budget requirements; therefore, applicants may be offered an amount less than the total requested funds.

Projects must be completed no later than 18 months after the approval of the project by Chickasha City Council. An extension(s) may be permitted for projects determined to be incomplete by the appropriate deadline. The extension period will be determined on a case-by-case basis at the discretion of the Chickasha EDC/Chickasha City Council. **Failure to complete the project by the deadline of 18 months after the approval of the project by Chickasha City Council or by the deadline of an extension period permitted by the Chickasha EDC will result in forfeiture of Grant Awards.**

Grant recipients will be required to display signage at the project site to denote Chickasha EDC's financial contribution to the project. Signage will be provided by Chickasha EDC.

Approval Process: Once the project has been completed, a certificate of occupancy has been received from the City, the applicant has submitted all required documentation and receipts have been verified, Chickasha EDC will reimburse the applicant with its share of grant funds.

Finalizing the Grant: Following grant approval, individual grant awards are considered pending until the applicant and CEDC sign a Grant Fulfillment Agreement. The Agreement will describe the project, the project budget and the amount of funding awarded by the CEDC. Upon execution of the Agreement, the grant is considered finalized and grant funds may be distributed based upon the conditions outlined in the Agreement.

Cody J. White
Signature – Applicant

2-4-2021
Date

Jim Cowan
Signature – Chickasha EDC

2-4-2021
Date

Kathryn M. White
Notary Public, State of Oklahoma

2-4-2021
Notarization Date

My Commission Expires: 11/20/2023

NOTARY PUBLIC SEAL
KATHRYN M. WHITE
Notary Public in and for the
State of Oklahoma
Commission #99017415
My Commission expires 11/20/2023

Historic District Expansion
2015
Ord. # 2015-
1st
2nd
3rd
4th
5th
6th
7th
Choctaw
Chickasha
Kansas
Colorado
1 inch = 200 feet
N

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

Central Business District Building Grant Application

The information requested below will be used to process your application under the terms and conditions of the Chickasha Economic Development Council's Central Business District Grant as defined in the Central Business District Grant Agreement and Guidelines.

I. Applicant Information

1. Applicant(s) name: Cody White
   Mailing address: PO Box 1928
   City: ChicKasha State: OK Zip: 73023

   Federal Tax ID or Social Security Number: [redacted]

2. Applicant's daytime telephone number: 405 224-1872
   Cell# (405) 219-0176 Facsimile# (____)_____
   E-mail address: codywhite@gmail.com

3. Status of applicant (please check one)
   X Property owner with vacant facility
   __ Property owner with tenant business
   __ Property owner/operator of existing business on property

4. Owner of property is a/an (please check one)
   __ Individual
   __ Partnership (attach copy of Partnership Agreement)
   __ Corporation/profit (attach copy of Articles of Incorporation)
   __ Corporation/nonprofit (attach list of officers and directors)
   __ Trust (attach copy of Trust Agreement)
   X LLC
   __ Other

5. Length of ownership: 3.5 years
   Date purchased: 5-11-2017
   ☐ Copy of closing statement attached ☑ Copy of recorded deed attached

II. Property Information

1. Address of property to be improved:
   320 W. ChicKasha Ave.

2. Legal description of subject property: *(Attach information, if needed)*

Lot 19 Block 41, the original town of Chickasha

3. Tax Assessor Parcel Number(s): C001-00-041-019-0-000-00
4. Year built: 1912 Square footage: 2500

5. What are the current types of businesses occupying the building?
Ann's Quick Print operated for 41 years. They closed the end of November, 2020.

6. Name and phone number of tenant(s)' if applicable: *(Attach additional names/numbers, if needed)*
N/A

7. Use of building after construction:
Bicycle Shop

a. Description of tenant use (if applicable)
N/A

☐ Copy of tenant(s) letter(s) of intent attached (if applicable)

8. Number of parking spaces provided:_____ Proposed:_____ Total:_____

9. Current zoning: Light Commercial

10. Is a zoning amendment required? Yes___ No X
If yes, has the rezoning process started? Yes___ No___

11. Attach architectural and elevation renderings.

III. Project Description

1. Description of Proposed Improvements. Please provide a detailed description of your proposed improvements. Attach a copy of your architectural or design plans. Identify the materials to be used, such as the type of paint or stain (i.e., exterior latex, color, etc.). Include details of new signs or awnings, etc. Provide color photos of the subject property and those adjacent prior to and after the improvements are made.

Description: The building needs to be gutted. I want to get rid of the dilapidated drop ceiling and bring the walls back to the original brick. I would like to put an 8'x8' overhead door in the back. Plan to make a handicap accessible bathroom and wood laminate flooring. The storefront needs a facelift. I would like to remove the ugly metal slanted facade (back to brick) and replace the green awning with modern awnings. While it will be set up for a bicycle shop, my intent is to create retail space that can be used for any number of businesses

☑ Designs Attached ☑ Before Picture(s) Attached

IV. Work Estimates

Please attach estimates for each component of the proposed improvement. Eligible costs shall be the cost of materials, equipment, and contracted labor to complete eligible improvements. Professional fees such as architects, engineers, and solicitors are not eligible costs. Labor provided by the Applicant or tenant of the building is not an eligible cost.

1. Name/Company and Phone Number of Preferred Contractor:
   Micah McCarty 405-613-4824 MJM Construction LLC
   Amount:

2. Name/Company and Phone Number of Second Contractor:
   N/A
   Amount:

3. Additional Estimates/Comments: (Please attach additional quotes, as required)

4. Total estimated costs of your improvements: $150,000

5. Estimated completion date for your improvements? 6/30/2021

V. Loan Information

Amount of financing requested: $150,000

Source of equity and applicant's percentage of ownership: 1) the building is 100% owned by my LLC. 2) Personal guarantee

Participating Bank and Contact: First National Bank Brad Duvall

☑ Copy of lender commitment letter attached (if applicable)

VI. Financial Information:

If the applicant does not need lending from a bank and no lender commitment letter is available then CEDC will require a letter of credit from the applicant's bank or applicant must provide financial statements on business or individual for the *Current Year*, (within 45 days) and *Past Three (3) Years*, including profit and loss statements and tax returns. If the business is new, submit your personal tax returns for the *Past Three (3) Years*.

VII. Credit References: Names and Addresses of three references

Brad Duvall, Senior VP, FNBT Chickasha
Evan Blesingame, Angel, Johnston, Blesingame, 2700 S. 4th
David Cheney, Legacy Planning Partners LLC, 10900 Hefner Pointe Dr. Suite 404, Oklahoma City, OK 73120

VIII. Signature of Owner/Authorized Agent-Affidavit or Sworn Declaration

I/We,_____,
of the City of Chickasha, County of Grady, State of Oklahoma, make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the application is true.

I/We hereby authorize inspections of my/our property to be improved.

I/We acknowledge that any work carried out prior to written confirmation of grant approval may not be eligible.

I/We acknowledge receiving, understanding, and accepting the terms and conditions of the Chickasha Economic Development Council's Economic Development Grant Program

I/We, Cody J. White am the owner of the land that is the subject of this Application and, for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the____for the purposes of processing this application.

Sworn to (or declared before me), Kathryn M. White, a Notary Public in and for the State of Oklahoma, on this the 4th day of February 2021.

Cody J. White
Applicant

_____
Co-Applicant

Kathryn M. White

Notary Public, State of Oklahoma

My Commission Expires: 11-20-2023

NOTARY PUBLIC SEAL
KATHRYN M. WHITE
Notary Public In and for the State of Oklahoma
Commission #99017415
My Commission expires 11/20/2023

IX. Authorization for Agent *(complete only if Applicant is not the registered Owner)*

I/We,_____ the owner of the subject property, hereby authorize_____ (Agent) to act on my behalf with respect to the application.

_____ Date

_____ Signature of Owner(s)

Note: Information provided in this application will become part of a public record.

FIRST YEAR SALES AND PROPERTY TAX PROJECTIONS

Date Requested: 12-23-2020
Name: Cody White
Request Amount: $50,000
Purpose: bicycle shop
Contact: Cody White
Phone Number: 405-219-0176
Address: 320 Chickasha Ave.

Current Annual Sales: 0
Projected Annual Sales: $250,000

Projected Change

Current Annual Property Tax: $714
Projected Annual Property Tax: $714

Projected Change

Current # of Jobs: 0
Current Annual Compensation:
[Includes Salary, Benefits]
[Excludes Taxes, FICA]

Projected # of Jobs: 2
Projected Annual Comp: $50,000

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

DOWNTOWN REVITALIZATION
Central Business District
Grant Program Budget
Summary Worksheet

General Information

Applicant Name: Cody White

Phone Number: 405-219-0176

Email Address: codywhite@gmail.com

Project Name: Legendary Bicycles LLC

Budget Summary

Provide the subtotals for each of the following line items as budgeted for the proposed project:

	Amount
Design/Consulting Services	$ 2,000
Supplies and Materials	$ 5,000
Equipment	$ 10,000
Labor	$ 75,000
Contractual Services	$
Taxes	$
Other Expenses inventory	$ 75,000
TOTAL COSTS	$

Please attach copies of all job estimates, quotes, and invoices to this worksheet.

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

CENTRAL BUSINESS DISTRICT GRANT FULFILLMENT AGREEMENT

Applicant name Cody White

Project address 320 Chickasha Ave.

1. Description of Project
   A) to gut building and remodel to have usable retail space
   B) Open Legendary Bicycles LLC as retail bicycle shop w/ sales, bike repair, and accessories.

2. Project Budget

   Budget to renovate building: $150,000

3. Completion Date 7-1-2021

4. Amount Awarded by CEDC $50,000

Applicant Signature

Cody J. White

CEDC Signature

Jim Crowe

Kathryn M. White
Notary Signature

2-4-2021
Notarization Date

Commission Expires: 11-20-2023

NOTARY PUBLIC SEAL
KATHRYN M. WHITE
Notary Public in and for the
State of Oklahoma
Commission #99017415
My Commission expires 11/20/2023

3

Legendary Bicycles

www.legendary.bike

4

Legendary Bicycles

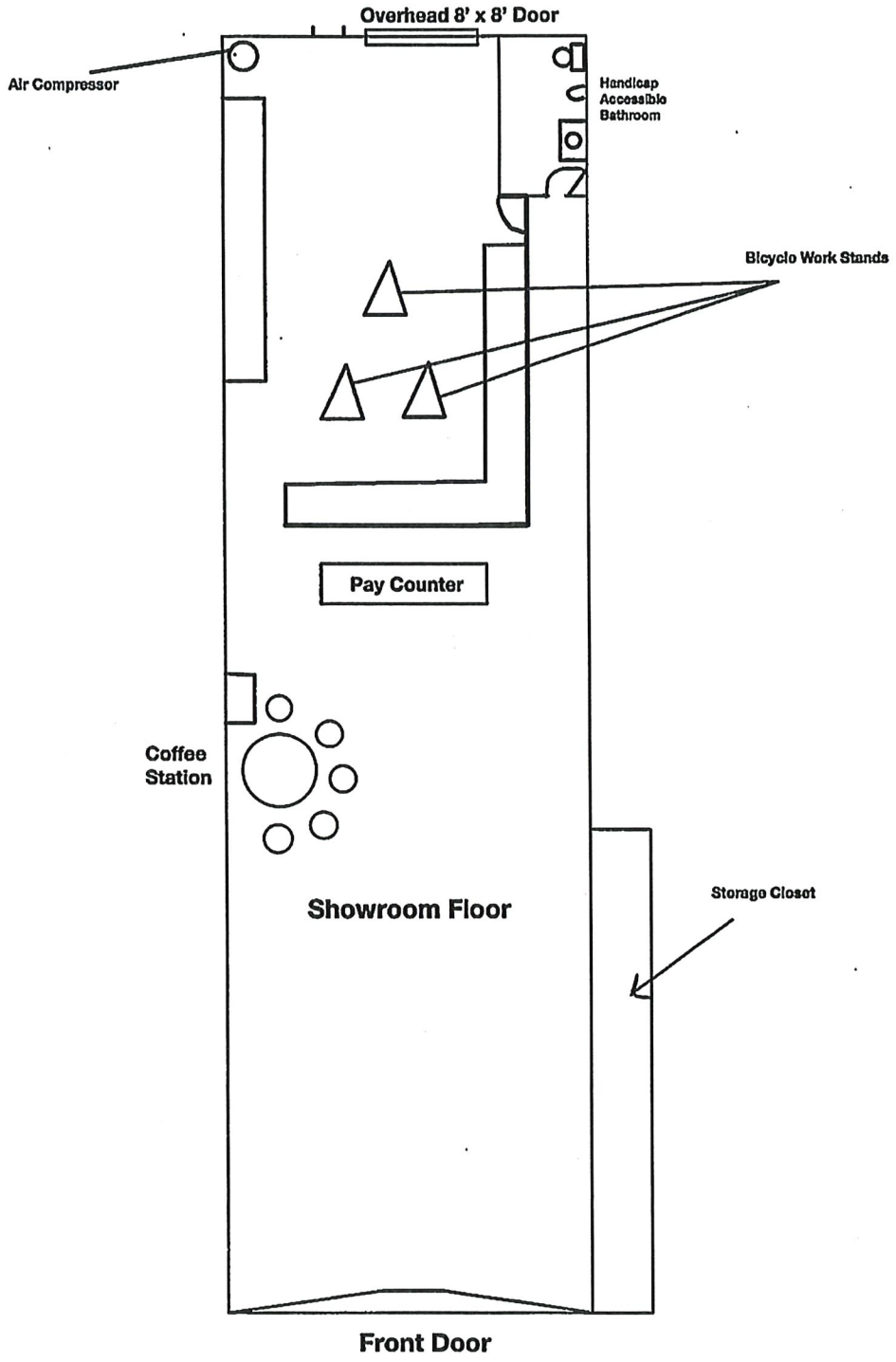
www.legendary.bike

5

Legendary Bicycles

www.legendary.bike

DAD DELIVER ALL DESIGNS | Deliver All Designs | 132 Skyline Dr. • Chickasha, OK 73018 | 405.923.0502 | deliveralldesigns@gmail.com


Overhead 8' x 8' Door
Air Compressor
Handicap Accessible Bathroom
Bicycle Work Stands
Pay Counter
Coffee Station
Showroom Floor
Storage Closet
Front Door

Legendary Bicycles

www.legendary.bike

Virtue ∞ Endurance ∞ Victory

2017-010861 Book 5220 Page 451
5/11/2017 12:27 PM Pg 451-451
Fee: $13.00 Doc: $90.00
Sharon Shoemake- Grady County Clerk
State of Oklahoma Page 1 of 1

S.S. CK

CORPORATION

WARRANTY DEED

(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **ANN'S QUICK PRINT, CO.**, party of the first part, in consideration of the sum of TEN AND MORE DOLLARS in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto ADVANTAGE CONSULTING, LLC, P.O. BOX 1928, CHICKASHA, OK 73023, party of the second part, the following described real property and premises situated in **Grady** County, State of Oklahoma, to-wit:

Lot 19, Block 41, the original town of Chickasha, OK according to the official recorded plat thereof.

Physical Address: 320 Chickasha Avenue, Chickasha, OK 73018

LESS AND EXCEPT all of the oil, gas and other minerals in and under and that may be produced from the above described premises and all rights pertaining thereto.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, except mineral reservations of record and reservations herein contained.

TO HAVE AND TO HOLD said described premises unto said party of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND DELIVERED this 11th day of May, 2017.

Julius E. Haralson, President
Ann's Quick Print, Co.

STATE OF OKLAHOMA
COUNTY OF Grady ss:

Before me, the undersigned, a Notary Public in and for said County and State, on this 11 day of May, 2017, personally appeared **Julius E. Haralson as Julius E. Haralson, President, on behalf of ANN'S QUICK PRINT, CO.**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written:

Cassandra K Pruner
Notary Public

My commission expires: 08-28-2019

CASSANDRA K PRUNER NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA #15008139 August 28, 2019

The First National Bank & Trust Co.

Brad Duvall, *Senior Vice President*
302 Chickasha Ave / Chickasha OK 7301
(405) 224-2200 • Fax (405) 574-3739 • www.bankfnbt.com
bduvall@bankfnbt.com

December 23, 2020

Chickasha Economic Development Council
221 W Chickasha Ave
Chickasha, Ok 73018

RE: Advantage Consulting, LLC

To Whom It May Concern:

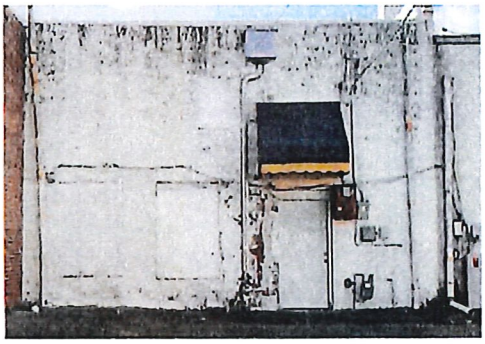
Please be advised that The First National Bank & Trust Co. is working with Cody White on building remodel at 320 Chickasha Ave. It is anticipated that upon approval of their request for funds under the Chickasha Economic Development Council Central Business District Building Grant, First National Bank & Trust Co. will extend to Advantage Consulting, LLC 100% of the project costs including the purchase price of the building. This will be subject to receipt of plans, specs and costs together with a compliant as-completed appraisal. First National Bank & Trust Co. will be taking an assignment of the grant proceeds together with a mortgage on the property.

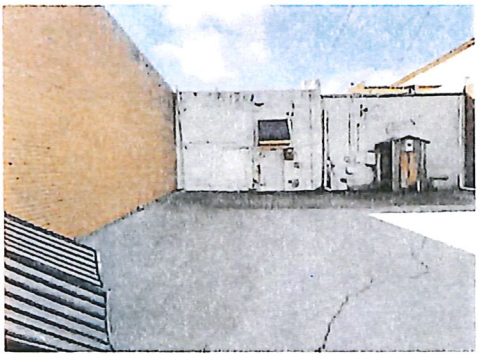
If you should have any questions please do not hesitate to contact me.

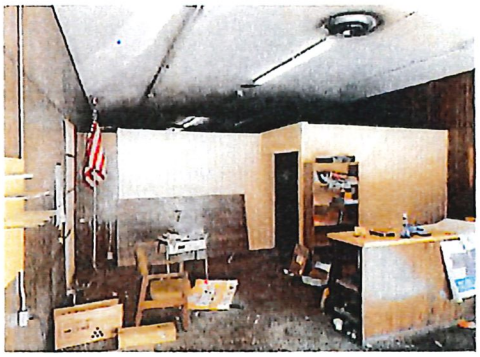
Respectfully,

Brad Duvall
Senior Vice President
First National Bank & Trust Co.
P.O. Box 1130
302 Chickasha Ave
Chickasha, Ok. 73023-1130
NMLS #564618

320 Chickasha Ave.







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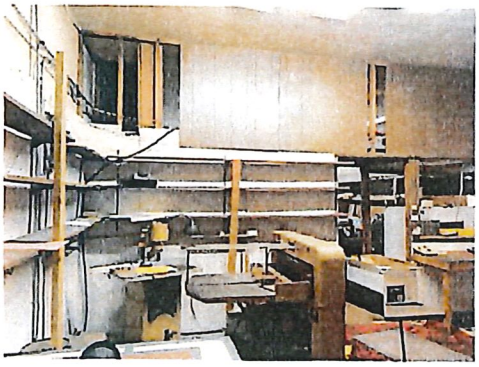
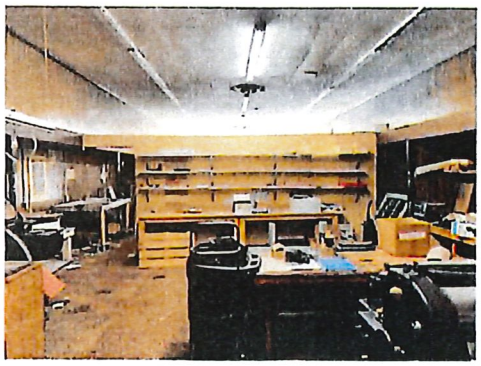
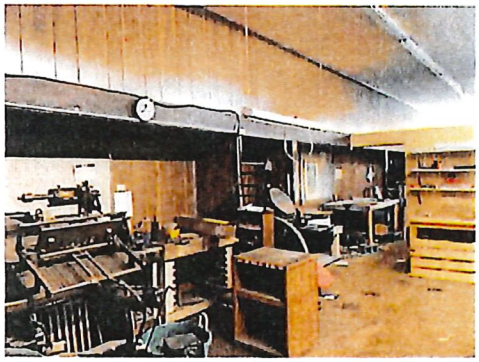
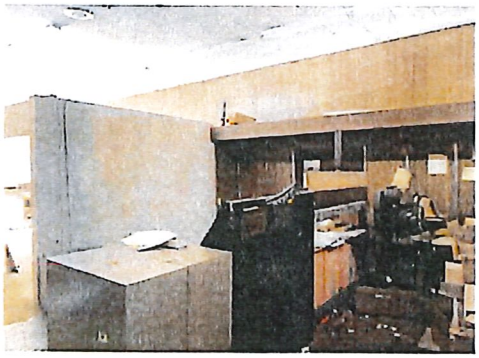
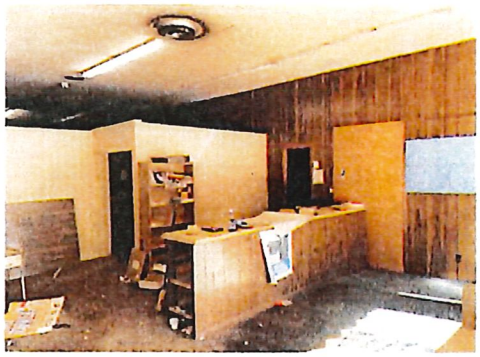
320 Chickasha Ave.











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Subject: EDC grant

Date: Tuesday, Azar 18, 1399 AP at 12:05:36 PM Central Standard Time

From: Cody White

To: Jim Cowan, Shayla Roth

Jim,
I am trying to finalize the EDC grant application. I talked to Bill Frick and he thinks they can loan me 100% of the $150,000 assuming I will get the $50,000 back from EDC. On the required contractor estimates, we are unsure what all the project will entail, until after we get the building gutted. So do we just estimate it the best we can and include contingency? I talked to Weston DeHart and he said it will be close for me to be able to renovate that building for $150,000. I am concerned about the floor. Bill said the pool hall (two doors east) had an 8' crawl space below the floor. I expect the whole floor will need to be replaced, which could be very costly...

--

Cody J. White
Advantage Consulting LLC
Chickasha, Oklahoma
405-224-1872

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Administration **Agenda Item No. 6.h.**

AGENDA ITEM: Discussion, consideration and possible action to approve grant reimbursement for Chickasha Today, LLC as recommended by the Chickasha Economic Development Council, Inc.

I. BACKGROUND/DESCRIPTION:

- On January 12, 2021 the CEDC voted unanimously to fund the grant to Chickasha Today, LLC in the amount of $85,000.
- The grant is from funds earmarked for economic development with payment due upon the issuance of Certificate of Occupancy.
- The attached request is for the addresses of 101 and 103 W Chickasha Ave.
- This request is independent of the original $450,000 council approved on January 22, 2019 for Chickasha Today, LLC. The approval of $450,000 was for the addresses of 102 W Chickasha Ave; 114 W Chickasha Ave; 117 W Chickasha Ave and 121 W Chickasha Ave.
- The City has paid Chickasha Today, LLC $195,337 of the original ask with $254,663 remaining.

II. RECOMMENDED ACTION:

Staff recommends approval of the economic development grant in the amount of $85,000.00 to Chickasha Today, LLC as recommended by the CEDC; and further authorizing the Acting City Manager to amend budget to reflect project.

III. FISCAL INFORMATION - This is a budgeted item.

25-26-6500-006 - Unspecified Incentives

IV. FUND INFORMATION:

Dept. Director: Chris Mosley, Acting City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From) 26-26-6500-006		

V. ATTACHMENTS:

1. Grant Agreement - Chickasha Today, LLC - 101 & 103 W. Chickasha Ave.
2. Letter of Request from CEDC - Chickasha Today, LLC-101 & 103 W. Chickasha Ave.
3. CEDC Minutes - January 12, 2021 Meeting (2)

Chickasha Today, LLC
302 W Chickasha Avenue
Chickasha, Ok 73023

January 5, 2021

Mr. Jim Cowan
Executive Director
Chickasha Economic Development Council
221 W Chickasha Avenue
Chickasha, OK 73018

Dear Mr. Cowan,

Chickasha Today, LLC is pleased to submit the enclosed Central Business District Building Grant Application for the properties at 101 and 103 W Chickasha Avenue.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Cary DeHart

Cary DeHart

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

Central Business District Building Grant Application

The information requested below will be used to process your application under the terms and conditions of the Chickasha Economic Development Council's Central Business District Grant as defined in the Central Business District Grant Agreement and Guidelines.

I. Applicant Information

1. Applicant(s) name: Chickasha Today, LLC
   Mailing address: 302 W Chickasha Ave / PO Box 1130
   City: Chickasha State: OK Zip: 73023

   Federal Tax ID or Social Security Number: [redacted]

2. Applicant's daytime telephone number: 405.224.1554
   Cell# (405) 370.6082 Facsimile# (405) 224.5995
   E-mail address: cary.dehart@cmswillowbrook.com

3. Status of applicant (please check one)
   - x Property owner with vacant facility
   - ___ Property owner with tenant business
   - ___ Property owner/operator of existing business on property

4. Owner of property is a/an (please check one)
   - ___ Individual
   - ___ Partnership (attach copy of Partnership Agreement)
   - ___ Corporation/profit (attach copy of Articles of Incorporation)
   - ___ Corporation/nonprofit (attach list of officers and directors)
   - ___ Trust (attach copy of Trust Agreement)
   - x LLC
   - ___ Other

5. Length of ownership: 6 months
   Date purchased: 7.15.20

   ☒ Copy of closing statement attached ☒ Copy of recorded deed attached

II. Property Information

1. Address of property to be improved:
   101 & 103 W. Chickasha Ave.

2. Legal description of subject property: *(Attach information, if needed)*

   Lots 1-3, Block 44 to the City of Chickasha

3. Tax Assessor Parcel Number(s): C001-00-044-001-0-000-00

4. Year built: 1920 Square footage: 4,253 (building)

5. What are the current types of businesses occupying the building?
vacant

6. Name and phone number of tenant(s)' if applicable: *(Attach additional names/numbers, if needed)*
NA

7. Use of building after construction:
Restaurant and/or retail

a. Description of tenant use (if applicable)
Restaurant and/or retail

☐ Copy of tenant(s) letter(s) of intent attached (if applicable)

8. Number of parking spaces provided: 0 Proposed: 0 Total: 0

9. Current zoning: DHD / Historic Downtown Urban Center

10. Is a zoning amendment required? Yes___ No x
If yes, has the rezoning process started? Yes___ No___

11. Attach architectural and elevation renderings.

III. Project Description

1. Description of Proposed Improvements. Please provide a detailed description of your proposed improvements. Attach a copy of your architectural or design plans. Identify the materials to be used, such as the type of paint or stain (i.e., exterior latex, color, etc.). Include details of new signs or awnings, etc. Provide color photos of the subject property and those adjacent prior to and after the improvements are made.

Description: See attached narrative.

☒ **Designs Attached** ☒ **Before Picture(s) Attached**

IV. Work Estimates

Please attach estimates for each component of the proposed improvement. Eligible costs shall be the cost of materials, equipment, and contracted labor to complete eligible improvements. Professional fees such as architects, engineers, and solicitors are not eligible costs. Labor provided by the Applicant or tenant of the building is not an eligible cost.

1. Name/Company and Phone Number of Preferred Contractor:
   CMSWillowbrook, construction manager
   Amount:

2. Name/Company and Phone Number of Second Contractor:
   local/area subcontractors will be utilized
   Amount:

3. Additional Estimates/Comments: (Please attach additional quotes, as required)

4. Total estimated costs of your improvements: $688,729

5. Estimated completion date for your improvements? 12 months from EDC Grant approval

V. Loan Information

Amount of financing requested: to be determined

Source of equity and applicant's percentage of ownership:
Equity vs financing arrangements in process

Participating Bank and Contact: FNBT, Chickasha

☐ Copy of lender commitment letter attached (if applicable)

VI. Financial Information:

If the applicant does not need lending from a bank and no lender commitment letter is available then CEDC will require a letter of credit from the applicant's bank or applicant must provide financial statements on business or individual for the *Current Year*, (within 45 days) and *Past Three (3) Years*, including profit and loss statements and tax returns. If the business is new, submit your personal tax returns for the *Past Three (3) Years.*

VII. Credit References: Names and Addresses of three references

waiver requested

VIII. Signature of Owner/Authorized Agent-Affidavit or Sworn Declaration

I/We, Chickasha Today, LLC,

of the City of Chickasha, County of Grady, State of Oklahoma, make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the application is true.

I/We hereby authorize inspections of my/our property to be improved.

I/We acknowledge that any work carried out prior to written confirmation of grant approval may not be eligible.

I/We acknowledge receiving, understanding, and accepting the terms and conditions of the Chickasha Economic Development Council's Economic Development Grant Program

I/We, Chickasha Today, LLC am the owner of the land that is the subject of this Application and, for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the____for the purposes of processing this application.

Sworn to (or declared before me), Cary DeHart, a Notary Public in and for the State of Oklahoma, on this the 5th day of January, 2021.

Cary DeHart
Applicant

Co-Applicant

Traca Conrad

Notary Public, State of Oklahoma

My Commission Expires:

TRACA CONRAD
NOTARY
#09009726
EXP. 11/24/21
PUBLIC
STATE OF OKLAHOMA

IX. Authorization for Agent *(complete only if Applicant is not the registered Owner)*

I/We,_____ the owner of the subject property, hereby authorize_____ (Agent) to act on my behalf with respect to the application.

_____ Date

_____ Signature of Owner(s)

Note: Information provided in this application will become part of a public record.

The Station

EDC Grant Proposal Request
January 2021

Project Description

The investors in Chickasha Today, LLC are pleased to present our vision and public funds investment request for the southwest corner of W Chickasha Avenue and 1st Street. Building on the success of the Brewery and The Speak developments, we see the development of this corner as one of the next steps in advancing redevelopment and growth in Chickasha's central business district. We want this area to become a destination retail/entertainment district with both day and evening activities for residents as well as visitors to our community. The EDC Grant Program should allow us to keep rental rates affordable for local business occupants, and provide additional jobs in the downtown area.

Property Summary

101 & 103 W Chickasha (Schmidt building)
Lots 1, 2, and 3, Block 44
Acquired July 15, 2020
Built approximately 1920
Currently vacant
4,208 SF Building
8,167 SF Rear Yard

Planned Improvements and Usage

It is envisioned that the corner building would comprise a restaurant, which could include the entire building across 101 and 103 W Chickasha. The building may also be split into multiple spaces for restaurant/retail uses, based on market conditions. This phase of the project would bring these spaces to a "white box" level, ready for tenant improvements to suit. Signage for the building would be complementary to the downtown area. Signage details will be developed once a tenant is selected for the space.

The Schmidt buildings will require extensive renovation work which would include slab work for new water and sanitary sewer tie-ins, brick rework to the interior, structural reconstruction of the roof and walls for the west building, overheard doors for pedestrian passage on the north and south sides of the west building, new roofing, lighting/electric, HVAC, restroom construction, interior wall reconstruction, fire protection compliance, flood zone compliance, and paint/finishings. The building on 103 W Chickasha will be reconstructed and expanded to match the south face of the corner building. The exterior brick will be repainted with exterior CMU block paint in a color that is complementary to the surrounding area.

The rear yard will be transformed into an inviting and comfortable outdoor eating space that has a backyard gathering feel. Covered seating areas are currently planned for the west side of the yard. The yard area could also be used for a small outdoor venue for live music.

Projected Investment Forecast

Purchase:	$196,306
Construction Improvements:	$688,729
Total:	$885,035

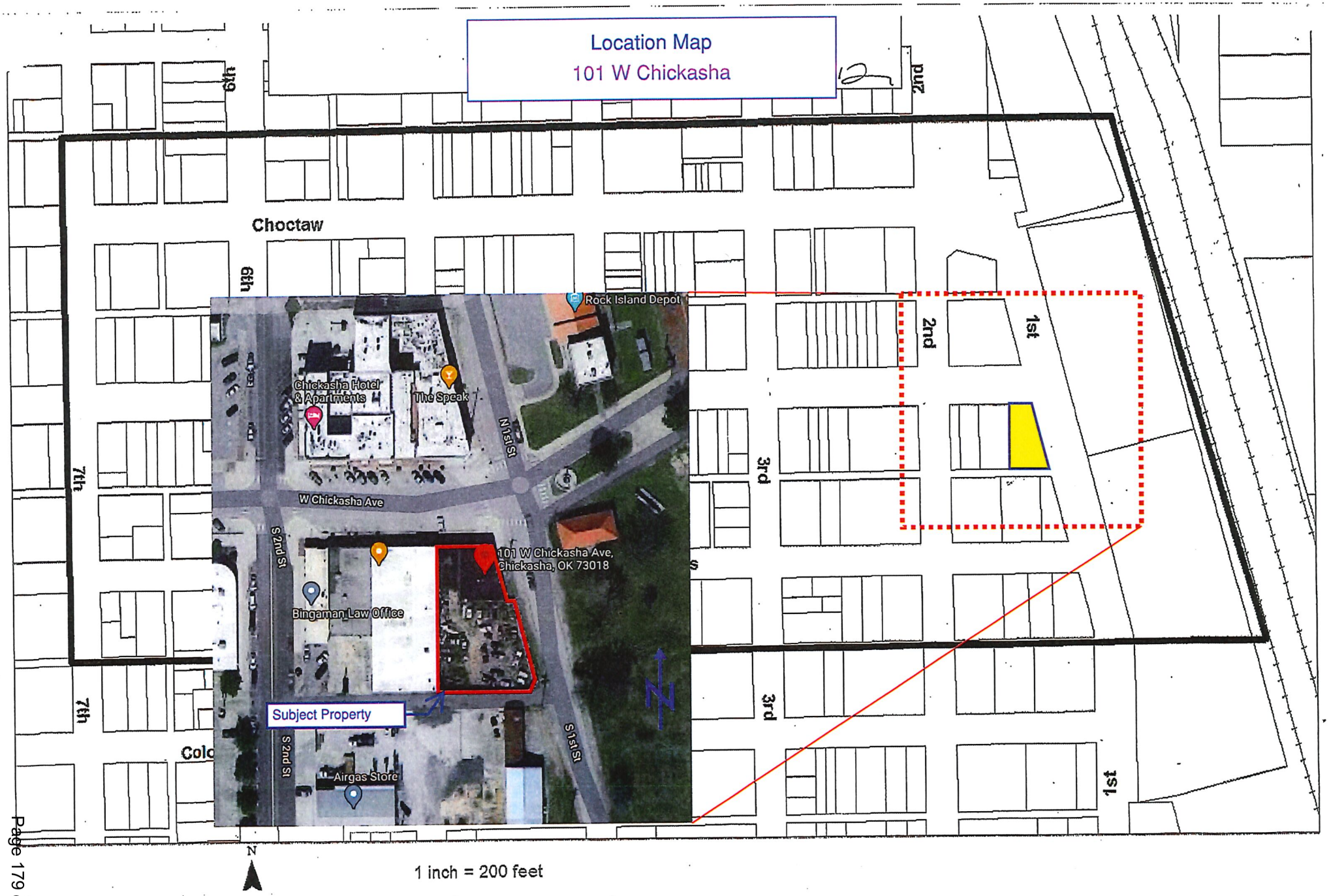
Public Funds Request

The applicant requests public match allocation of up to $85,060 with final amount to be determined as proposed improvement details and costs are submitted to and approved by CEDC pursuant to Program Guidelines and Policies.

Private investment	$799,975
Public investment	$85,060
Total	$885,035

Building improvement square footage: 4,253 SF

Total investment per square foot = $208.10 per SF
Public investment per square foot = $20.00 per SF

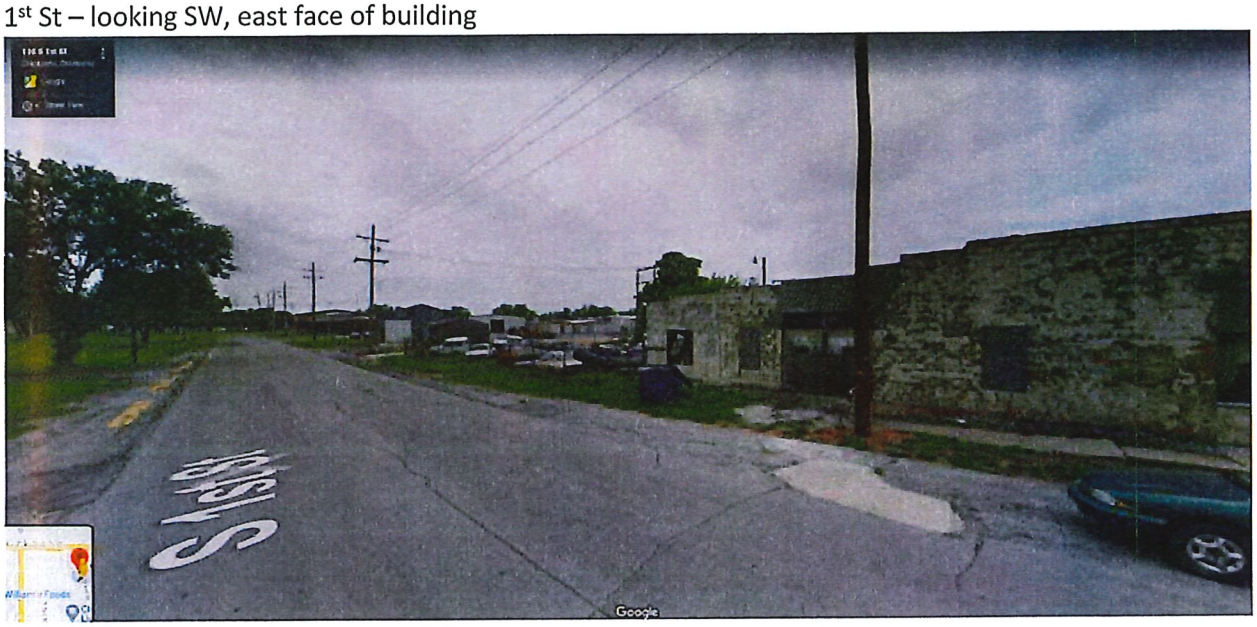

Location Map
101 W Chickasha
Choctaw
6th
7th
2nd
1st
3rd
Rock Island Depot
Chickasha Hotel & Apartments
The Speak
N 1st St
W Chickasha Ave
S 2nd St
101 W Chickasha Ave, Chickasha, OK 73018
Bingaman Law Office
Subject Property
Airgas Store
S 1st St
N
1 inch = 200 feet

Color Photographs of the Project Area | 101 & 103 W Chickasha

W Chickasha Ave – looking south, front of buildings

1st St – looking NW, east face of building

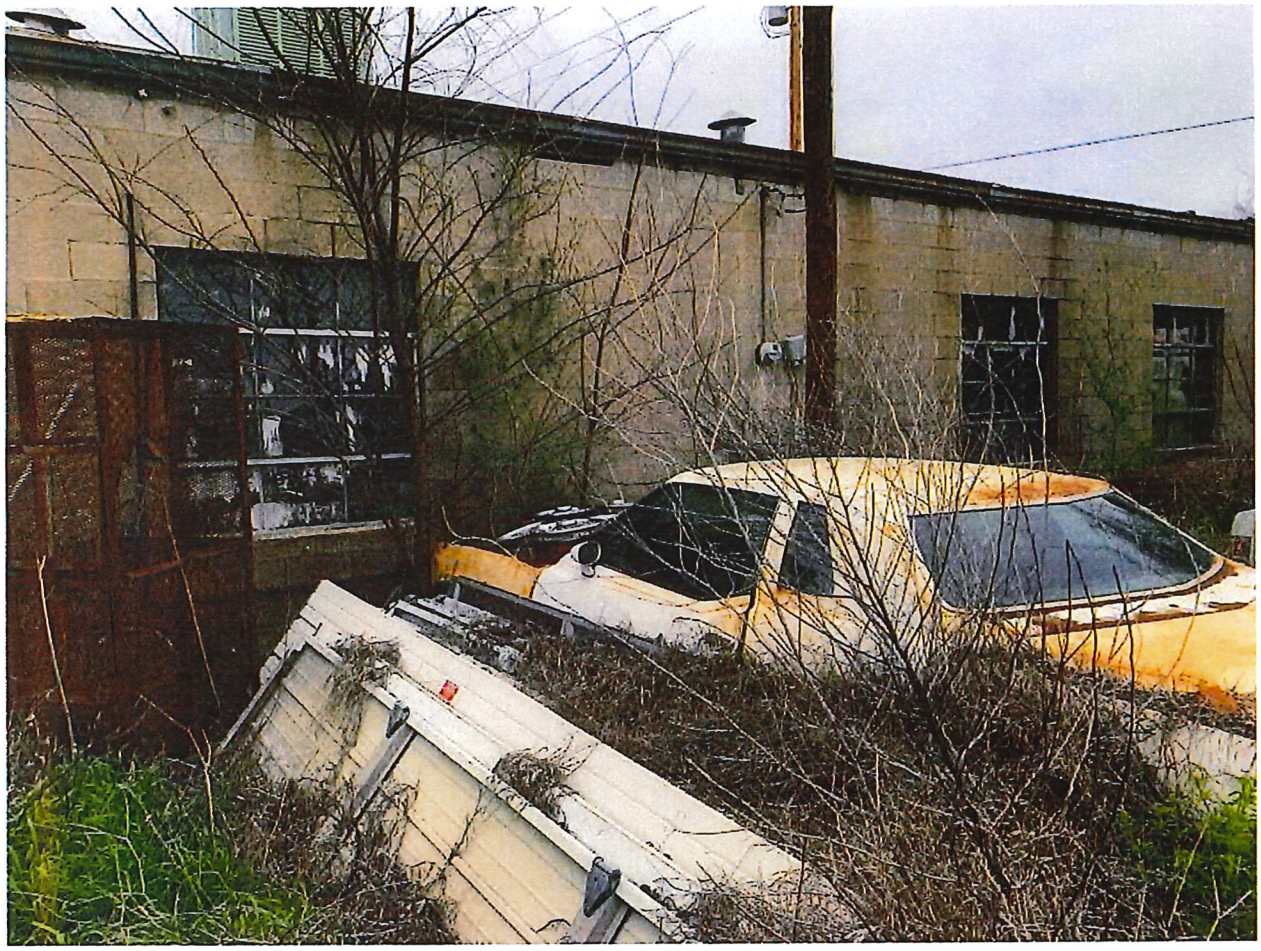
1st St – looking SW, east face of building

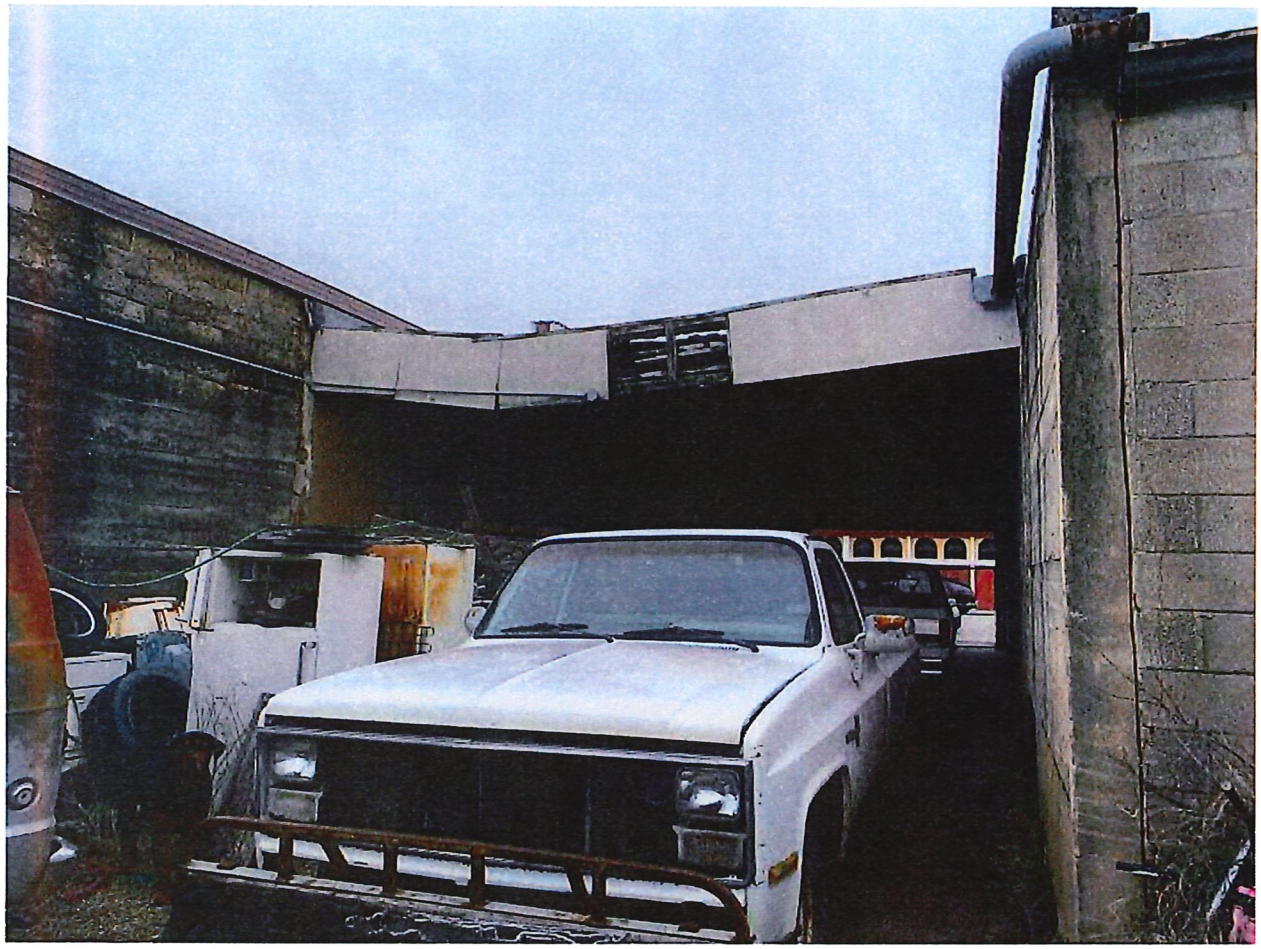


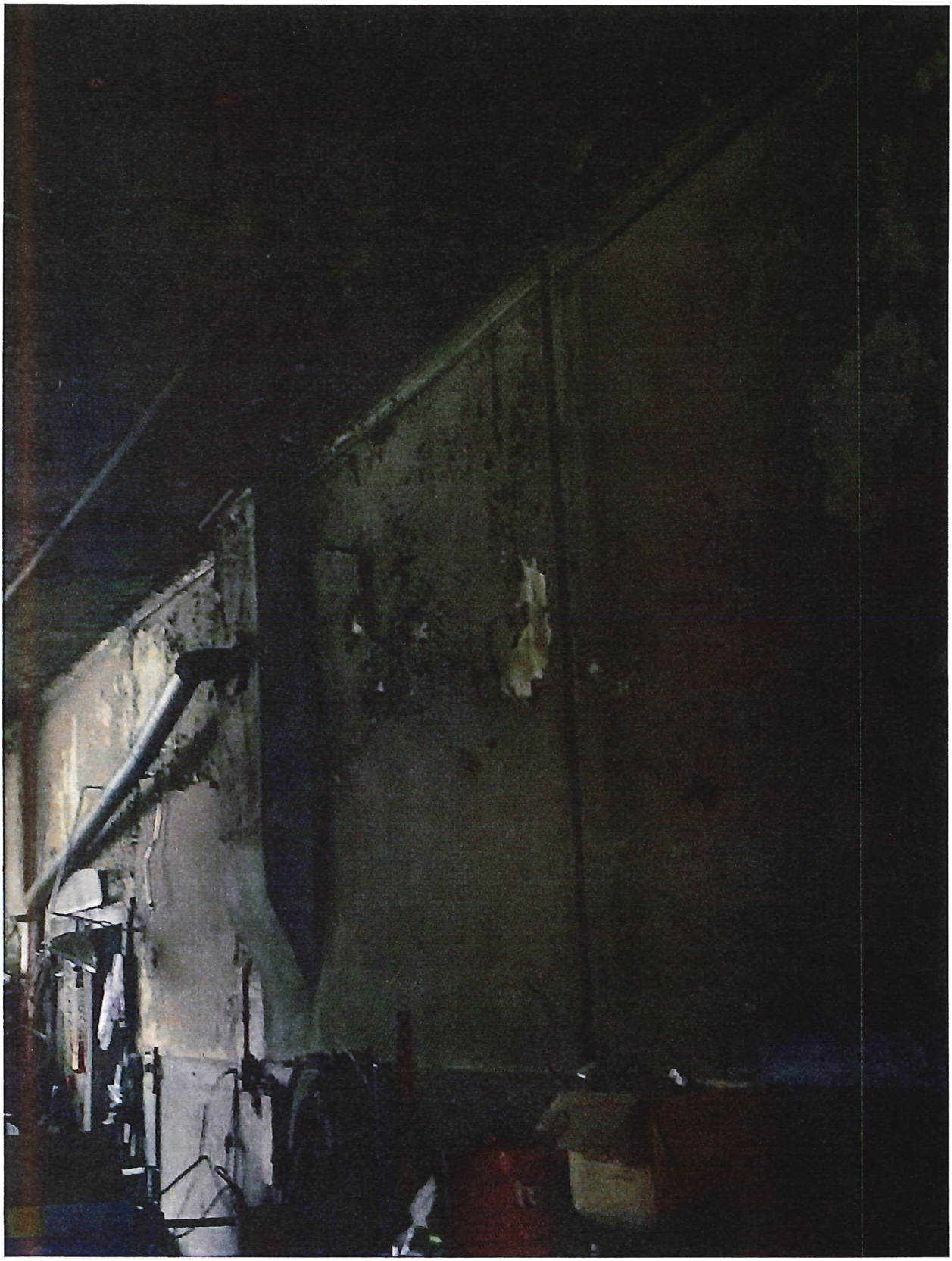
1st St – looking West, east face of building

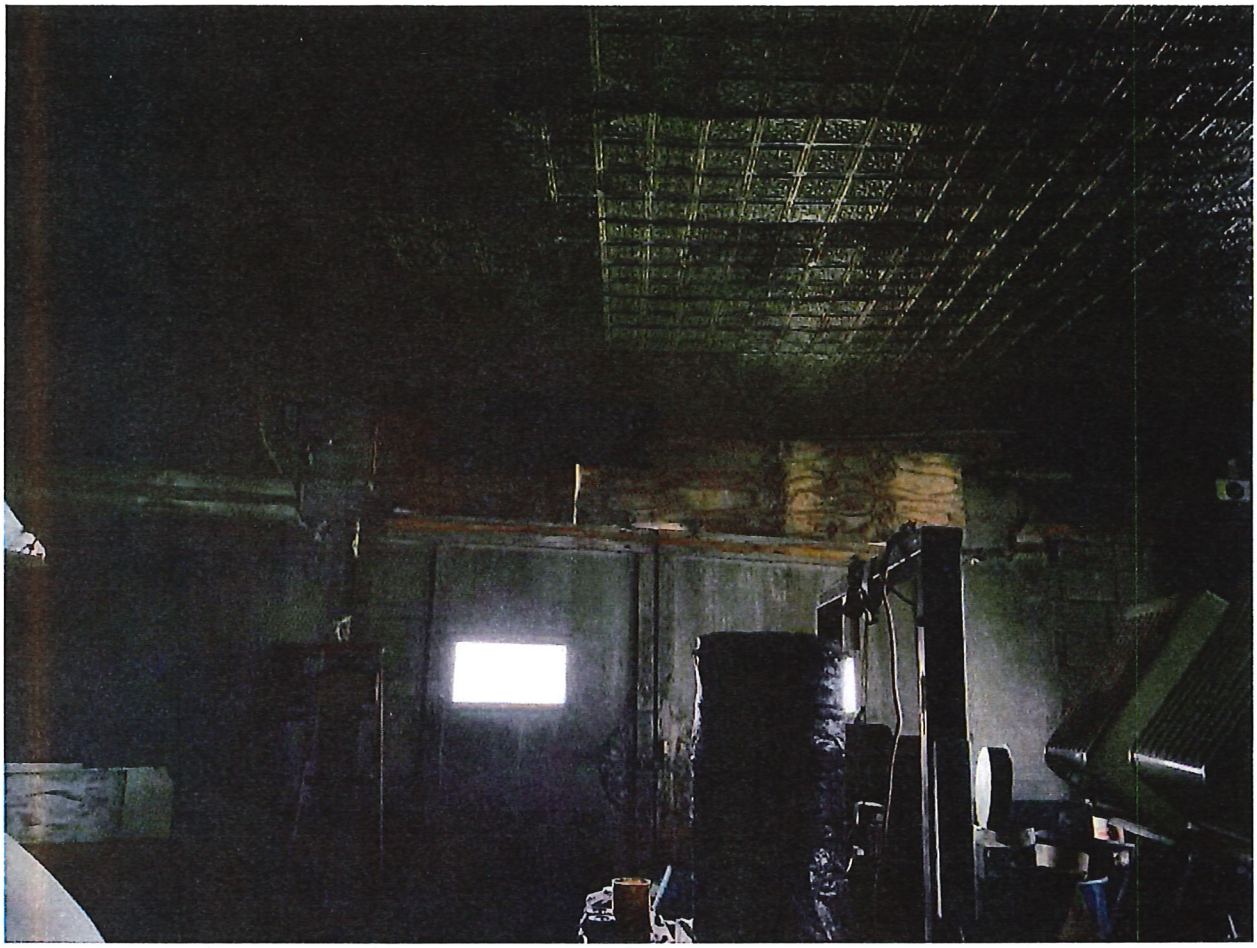
103 W Chickasha

101 W Chickasha

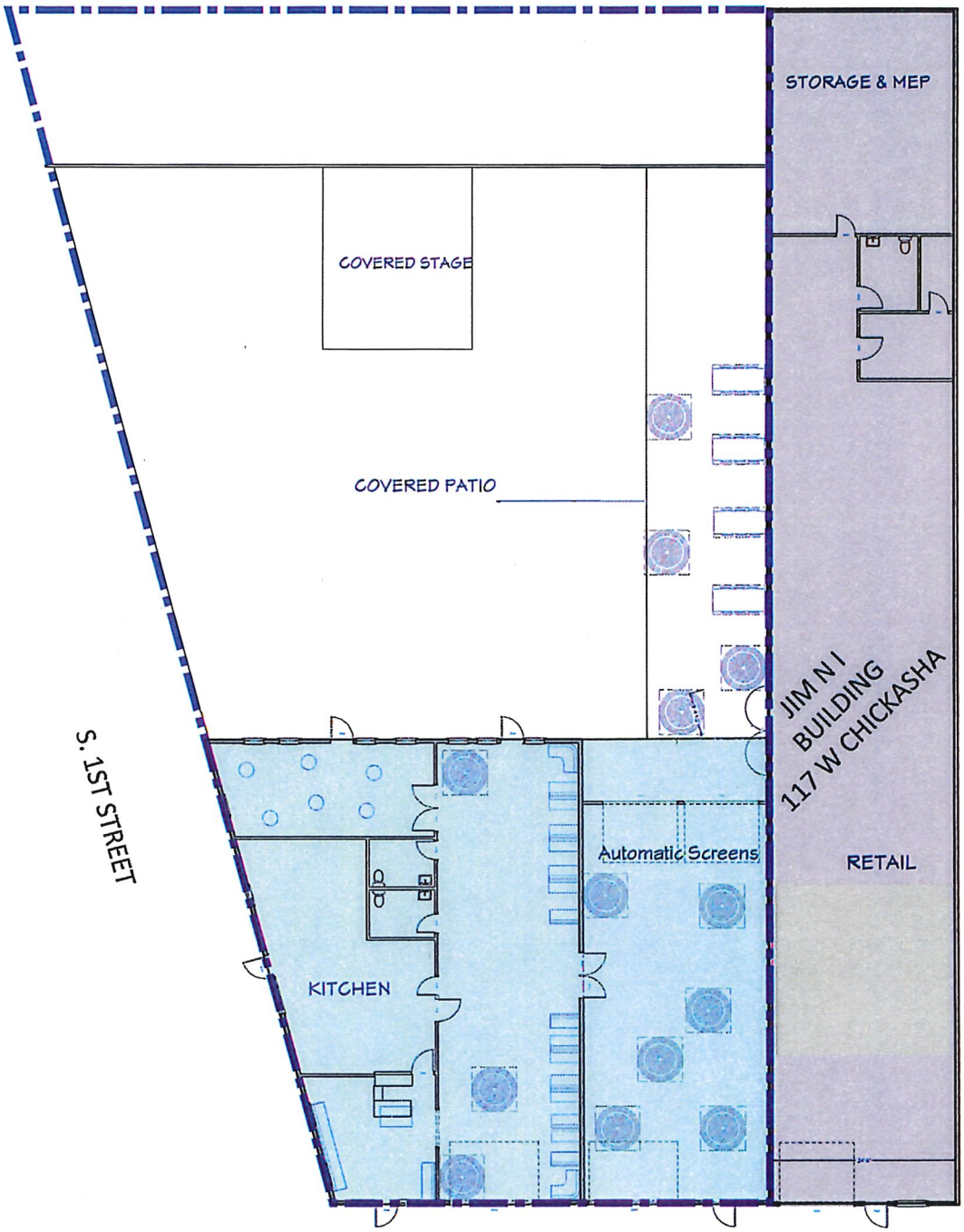








THE STATION
101 & 103 W CHICKASHA
SCHEMATIC PLAN
JANUARY 2021



W CHICKASHA AVENUE

25 ft

FIRST YEAR SALES AND PROPERTY TAX PROJECTIONS

Date Requested:	01/05/21
Name:	Chickasha Today, LLC
Request Amount:	$85,060
Purpose:	Redevelopment (restaurant, retail)
Contact:	Cary DeHart
Phone Number:	405.224.1554
Address:	cary.dehart@cmswillowbrook.com

Current Annual Sales:	$0.00
Projected Annual Sales:	$1,500,100
Projected Change	+$1,500,100
Current Annual Property Tax:	$346
Projected Annual Property Tax:	$3,661
Projected Change	+$3,315
Current # of Jobs:	0
Current Annual Compensation:	0
[Includes Salary, Benefits]	0
[Excludes Taxes, FICA]	0
Projected # of Jobs:	4 FTE
Projected Annual Comp:	$120,640

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

DOWNTOWN REVITALIZATION
Central Business District
Grant Program Budget
Summary Worksheet

General Information

Applicant Name: Chickasha Today, LLC

Phone Number: 405.224.1554

Email Address: cary.dehart@cmswillowbrook.com

Project Name: The Station

Budget Summary

Provide the subtotals for each of the following line items as budgeted for the proposed project:

	Amount
Design/Consulting Services	$ -
Supplies and Materials	$ 85,007
Equipment	$ -
Labor	$ 115,212
Contractual Services	$ 481,795
Taxes	$ 6,715
Other Expenses	$ -
TOTAL COSTS	$ 688,729

Please attach copies of all job estimates, quotes, and invoices to this worksheet.

CMSWillowbrook
Construction Management

620 NE 36th Street
Oklahoma City, OK 73105
405.600.9207 **tel**
405.600.9213 **fax**
www.**cmswillowbrook**.com

January 4, 2021

Re: The Station
Chickasha, OK
White Box - Estimate

CMSWillowbrook Inc. is pleased to submit our Design/Build proposal for the tenant renovation of the existing buildings (The Station) located downtown, Chickasha, OK 73018. This proposal is based on attached conceptual sketch and our understanding of your requirements regarding quality, budget and schedule.

We propose to renovate to white box level approximately 4,253 sf of existing building and seating for $688,729.00.

We propose to complete the new facility in 6 months.

The proposal includes the following:

- Re-work old mechanics building, approximately 2,646 sf to house possible restaurant. Remodel interior with new restrooms.
- Re-work area between old mechanic building and existing building, approximately 1,607 sf for seating area. New steel and wood framed roof structure. Close-in walls on North and South sides. Existing walls on East and West sides.
- Covered outdoor seating area, approximately 1,243 sf. Structure to be 5" concrete slab, wood framed, standing seam metal roof, exposed conduits, lights and ceiling fans.
- On-site supervision.
- General conditions and general requirements.
- Sales tax.
- Building permit.
- Plan drafting.
- General liability insurance.
- Builders risk insurance.
- Minor demolition for new doors.
- Saw cut and remove existing slab for new water and sanitary tie-ins.
- Replace slab on grade at plumbing revisions.
- Rough carpentry and wood blocking.
- New front of building EIFS system. Painting on backside of buildings.
- New TPO roofing system at old mechanic building and new roof over seating area.
- Fire safing and sealants as required.
- New hollow metal doors, frames and hardware at perimeter of building.
- New storefront system at exterior of East building.
- New overhead doors and screens at North and South side of seating area.
- Re-work existing window systems at front of building.

CMSWillowbrook
Construction Management

620 NE 36th Street
Oklahoma City, OK 73105
405.600.9207 **tel**
405.600.9213 **fax**
www.**cmswillowbrook**.com

- Metal stud framing with 5/8" type X gypsum board and sound insulation at demising wall and partition walls.
- Tape, bed and new drywall systems.
- Patch and paint existing walls to remain.
- Lightly polish existing concrete floor. Floor system to be exposed concrete floors.
- Paint door and frames.
- 10 lb. fire extinguisher and cabinet per tenant space.
- Re-work existing underground plumbing system and fixtures for two restrooms.
- New water line and meter.
- Tie-in to existing sanitary waste system. New grease trap at sanitary.
- Re-work existing HVAC to keep area from freezing and make ready for new tenants.
- Re-work electrical power system to make ready for new tenants. Minor power and light system.
- Rough-in for access control and security systems.
- Fire alarm system.
- Fine grade and sod existing courtyard area.

The proposal excludes the following:

- Hazardous material removal.
- Fire suppression system.
- Tenant fixtures and furnishings. Tenant finish-out and lighting.
- Exterior improvements at courtyard area.
- Paving and sidewalks.
- Site furnishings, etc.
- Any work to existing Gemini building interior, MEP or roofing sytems.

It is our pleasure to work with you during preconstruction planning, estimating, design and construction. CMSWillowbrook looks forward to being a member of your construction team. Please call if you have any questions, or if we can be of further assistance.

Sincerely,

CMSWILLOWBROOK

Sam Johnson

Sam Johnson
Chief Estimator

Project name	The Station - Downtown Chickasha - Estimate - 01-04-2021
Estimator	RSJ
Job size	4253 sf

Disclaimer: This opinion of probable cost is preliminary in nature and should not be considered exact, nor be utilized for financing. The opinion of probable construction cost is based on historical data, certain assumptions, plans available and verbal discussions with designer, owner and consultants. Actual construction bids may vary significantly from this opinion of probable construction cost due to timing of construction, changed conditions, labor rate changes, final design details, or other factors beyond control of CMSWillowbrook. CMSWillowbrook will not be held responsible for the cost of design changes as a result of this budget. An inflation factor may need to be added to this probable cost estimate to compensate for market predications at the time of bid.

	Group	Phase	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
1	01-00-00			GENERAL CONDITIONS		/SF	97,178
2	02-00-00			EXISTING CONDITIONS			
3		02-41-19		SELECTIVE STRUCTURE DEMOLITION		/SF	12,858
4		02-50-00		INTERIOR DEMOLITION		/LS	2,347
				EXISTING CONDITIONS		/SF	15,205
5	03-00-00			CONCRETE			
6		03-00-10		CONCRETE SYSTEMS		/cy	40,334
				CONCRETE		/SF	40,334
7	05-00-00			METALS			
8		05-01-00		STEEL SYSTEM TAKEOFF			44,680
				METALS		/SF	44,680
9	06-00-00			WOOD & PLASTICS			
10		06-10-53		ROUGH CARPENTRY		/SF	7,406
11		06-11-05		WOOD FRAMING		/SF	16,950
12		06-15-16		WOOD ROOF DECKING		/SF	7,992
				WOOD & PLASTICS		/SF	32,348
13	07-00-00			THERM-MOIST. PROTECTION			
14		07-00-05		ROOFING & WALL PANEL SYSTEMS		/SF	53,221
15		07-24-05		EXTERIOR INSUL. FINISH SYS. (EIFS)		/SF	10,391
16		07-46-05		SIDING		/SF	5,066
17		07-84-05		FIRESTOPPING		/SF	1,367
18		07-92-05		JOINT SEALANTS		/SF	1,709
				THERM-MOIST. PROTECTION		/SF	71,755
19	08-00-00			OPENINGS			
20		08-10-05		INSTALL DOORS & HARDWARE		/SF	741
21		08-11-13		HOLLOW METAL DOORS & FRAMES		/SF	9,884
22		08-31-05		ACCESS DOORS & PANELS		/SF	997
23		08-33-05		COILING DOORS & GRILLS		/SF	13,673
24		08-41-05		ENTRANCES & STOREFRONTS		/SF	35,070
25		08-71-05		DOOR HARDWARE		/SF	9,400
26		08-81-05		GLASS GLAZING		/SF	7,520
				OPENINGS		/SF	77,285
27	09-00-00			FINISHES			
28		09-21-16		GYPSUM BOARD ASSEMBLIES		/SF	12,516
29		09-30-13		CERAMIC TILING		/SF	3,281
30		09-51-05		ACOUSTIC CEILINGS		/SF	9,798
31		09-65-19		POLISHED CONCRETE		/SF	3,612
32		09-91-05		PAINTING		/SF	26,117
				FINISHES		/SF	55,324
33	10-00-00			SPECIALTIES			
34		10-28-13		TOILET ACCESSORIES		/SF	957
35		10-44-05		FIRE PROTECTION SPECIALTIES		/SF	626
				SPECIALTIES		/SF	1,583
36	12-00-00			FURNISHINGS			
37		12-32-05		WOOD CASEWORK		/SF	7,406
				FURNISHINGS		/SF	7,406
38	13-00-00			SPECIAL CONSTRUCTION			
39		13-34-23		FABRICATED STRUCTURES		/SF	28,325
				SPECIAL CONSTRUCTION		/SF	28,325
40	22-00-00			PLUMBING			
41		22-05-05		PLUMBING		/SF	52,412
				PLUMBING		/SF	52,412
42							

	Group	Phase	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
42	23-00-00			HVAC			
43		23-05-05		HVAC		/SF	57,425
				HVAC		/SF	57,425
44	26-00-00			ELECTRICAL			
45		26-05-05		ELECTRICAL		/SF	54,654
				ELECTRICAL		/SF	54,654
46	27-00-00			COMMUNICATIONS			
47		27-20-05		DATA COMMUNICATIONS		/SF	1,709
				COMMUNICATIONS		/SF	1,709
48	28-00-00			ELEC. SAFETY-SECURITY			
49		28-31-05		FIRE DETECTION & ALARM SYSTEMS		/SF	5,013
				ELEC. SAFETY-SECURITY		/SF	5,013
50	31-00-00			EARTHWORK			
51		31-22-05		GRADING		/SF	1,823
				EARTHWORK		/SF	1,823
52	32-00-00			EXTERIOR IMPROVEMENTS			
53		32-13-13		CONCRETE PAVING		/SF	9,115
54		32-13-20		CONCRETE WALKS		/SF	1,538
55		32-92-05		TURF & GRASSES		/SF	2,518
				EXTERIOR IMPROVEMENTS		/SF	13,171
56	33-00-00			UTILITIES			
57		33-11-05		WATER UTILITIES		/SF	5,127
58		33-31-13		SANITARY SEWER PIPING		/SF	19,256
				UTILITIES		/SF	24,383

Estimate Totals

Description	Amount	Totals
Labor	115,212	
Material	85,007	
Subcontract	481,795	
Equipment		
Other		
	682,014	682,014
Material SalesTax	6,715	
	6,715	688,729
Total		*688,729*

I-2020-009357 Book 5761 Pg. 87
07/31/2020 2:07 pm Pg 87-87
Fee: $ 18.00 Doc: $ 292.50
Jill Locke - Grady County Clerk
State of Oklahoma

WARRANTY DEED

Statutory Form -- Individual

KNOW ALL MEN BY THESE PRESENTS: CCC

THAT Lawrence E. Schmidt, a single person

, party of the first part, in consideration of the

sum of ********** Ten and more ********** DOLLARS

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Chickasha Today, LLC of P.O. Box 1130, Chickasha, Oklahoma 73023

party of the second part, the following described real property and premises situate in GRADY County, State of Oklahoma, to wit:

Lots One (1), Two (2) and Three (3) in Block Forty-four (44) in the CITY OF CHICKASHA, Grady County, Oklahoma, according to the recorded plat thereof;

SURFACE RIGHTS ONLY

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 15th day of July, 2020.

Lawrence E. Schmidt

Lawrence E. Schmidt

STATE OF OKLAHOMA
COUNTY OF GRADY } SS:

INDIVIDUAL ACKNOWLEDGEMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of July, 2020, personally appeared Lawrence E. Schmidt, a single person to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires

NOTARY PUBLIC State of Okla.
CHERYL FERGASON
Comm. # 02009914
Expires July 23, 2022

Cheryl Fergason
Notary Public

Deed presented for filing by: Cochran Abstract & Closing Co.
File # 2002-013
American Security Title Insurance Company

NOT AN OFFICIAL COPY
VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

OMB NO. 2502-0265

A.

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN

1.☐FHA 2.☐FmHA 3.☐CONV. UNINS. 4.☐VA 5.☐CONV. INS.

6. FILE NUMBER 2002-013

7. LOAN NUMBER

8. MORTGAGE INS CASE NUMBER

C. *NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

1.0 3/98 (CHICKASHA TODAY LLC.PFD/2002-013/2)

D. NAME AND ADDRESS OF BORROWER	E. NAME AND ADDRESS OF SELLER	F. NAME AND ADDRESS OF LENDER
Chickasha Today, LLC P.O. Box 1130 Chickasha, OK 73023	Lawrence E. Schmidt 716 Idaho Avenue Chickasha, OK 73018	

G. PROPERTY LOCATION	H. SETTLEMENT AGENT	I. SETTLEMENT DATE
101 Chickasha Avenue Chickasha, OK 73018 Grady County, Oklahoma	Cochran Abstract & Closing Company PLACE OF SETTLEMENT 314 Choctaw Avenue Chickasha, OK 73018	July 15, 2020

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		**400. GROSS AMOUNT DUE TO SELLER:**	
101. Contract Sales Price	195,000.00	401. Contract Sales Price	195,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	643.00	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller in advance		*Adjustments For Items Paid By Seller in advance*	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	195,643.00	*420. GROSS AMOUNT DUE TO SELLER*	195,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		**500. REDUCTIONS IN AMOUNT DUE TO SELLER:**	
201. Deposit or earnest money		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	917.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507.	
208. Deposit or Earnest Money	5,000.00	508. Deposit or Earnest Money	5,000.00
209.		509.	
Adjustments For Items Unpaid By Seller		*Adjustments For Items Unpaid By Seller*	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/20 to 07/15/20	173.36	511. County Taxes 01/01/20 to 07/15/20	173.36
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	5,173.36	*520. TOTAL REDUCT. AMT DUE SELLER*	6,090.86
300. CASH AT SETTLEMENT FROM/TO BORROWER:		**600. CASH AT SETTLEMENT TO/FROM SELLER:**	
301. Gross Amount Due From Borrower (Line 120)	195,643.00	601. Gross Amount Due To Seller (Line 420)	195,000.00
302. Less Amount Paid By/For Borrower (Line 220)	(5,173.36)	602. Less Reductions Due Seller (Line 520)	(6,090.86)
303. CASH (X FROM) (TO) BORROWER	190,469.64	*603. CASH (X TO) (FROM) SELLER*	188,909.14

HUD-1 (3-86) RESPA, H84305.2

10023807

L. SETTLEMENT CHARGES

	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price $ @ %		
Division of Commission (line 700) as Follows:		
701. $ to		
702. $ to		
703. Commission Paid at Settlement		
704. to		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee % to		
802. Loan Discount % to		
803. Appraisal Fee to		
804. Credit Report to		
805. Lender's Inspection Fee to		
806. Mortgage Ins. App. Fee to		
807. Assumption Fee to		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @ $ /day (days %)		
902. MIP TotIns. for LifeOfLoan months		
903. Hazard Insurance Premium years		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard Insurance months @ $ per month		
1002. Mortgage Insurance months @ $ per month		
1003. City/Town Taxes months @ $ per month		
1004. County Taxes months @ $ per month		
1005. Assessments months @ $ per month		
1006. months @ $ per month		
1007. months @ $ per month		
1008. months @ $ per month		
1100. TITLE CHARGES		
1101. Settlement or Closing Fee to Cochran Abstract & Closing Co.	300.00	
1102. Abstract or Title Search to Cochran Abstract & Closing Co.	225.00	625.00
1103. Title Examination to McCalla Brown Patel LLP POC		
1104. Title Insurance Binder to		
1105. Document Preparation to Cochran Abstract & Closing Co.	100.00	
1106. Notary Fees to		
1107. Attorney's Fees to		
(includes above item numbers:)		
1108. Title Insurance to		
(includes above item numbers:)		
1109. Lender's Coverage $		
1110. Owner's Coverage $		
1111.		
1112.		
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees: Deed $ 18.00; Mortgage $; Releases $	18.00	
1202. City/County Tax/Stamps: Deed ; Mortgage		
1203. State Tax/Stamps: Revenue Stamps 292.50; Mortgage		292.50
1204. Mortgage Certification Fee Grady CountyTreasurer		
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey to		
1302. Pest Inspection to		
1303.		
1304.		
1305.		
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)	643.00	917.50

Certified to be a true copy.

(2002-013 / 2002-013 / 2)

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: Chickasha Today, LLC
Seller: Lawrence E. Schmidt
Settlement Agent: Cochran Abstract & Closing Company
(405)222-1006
Place of Settlement: 314 Choctaw Avenue
Chickasha, OK 73018
Settlement Date: July 15, 2020
Property Location: 101 Chickasha Avenue
Chickasha, OK 73018
Grady County, Oklahoma

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Chickasha Today, LLC

BY:_____

_____
Lawrence E. Schmidt

To the best of my knowledge, the HUD-1 Settlement Statement is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

_____
Cochran Abstract & Closing Company
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

(CHICKASHA TODAY LLC.PFD/2002-013/2)

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL
221 W. Chickasha Ave/POBox 875 Chickasha, OK 73018/405-224-0787

January 15, 2021

City of Chickasha

Re: Grant Reimbursement Process for Chickasha Today, LLC/101 & 103 W. Chickasha Ave.

On January 12, 2021 at the CEDC monthly board meeting the motion as stated below was voted on unanimously by the CEDC Board of Directors on the process to fund the grant to Chickasha Today, LLC:

Motion made by Elliott, second by Jantzen to recommend to City Council for approval of a grant up to $85,000.00 to Chickasha Today, LLC from funds earmarked for economic development grants with payment due upon issuance of Certificate of Occupancy. Motion passed with all voting in favor.

We are requesting that this recommendation be placed on the City Council's February 15, 2021 meeting agenda for their approval.

Respectfully,

Jim Cowan

Jim Cowan

Director of Economic Development Council

Chickasha Area Economic Development Council, Inc.

January 12, 2021

Minutes of Meeting

Present: Kyle Abrahams, Rick Croslin, Seth DeHart, Weston Dehart, Jen Jantzen, John Mosley Cale Walker, Chris Mosley, Tim Elliott, Ronnie Bogle & John Noblitt

Absent: Ryan Posey, Tom Avant(Excused), Cassandra Ersland(Excused), John Feaver(Excused) Kirk Painter

Staff: Shayla Roth

Guests: Kimmy Loggins, Cody White, Andy Maher, Steve LaForge, Leasa Furr, Cary DeHart Chris Gray, Pat Brooks, Mitch Williams & Tim Hushbeck

I. Call to Order

At 7:32 a.m. it was determined a quorum was present and Chairman Abrahams called the meeting to order.

II. Motion for Discussion/Approval/Denial/Vote of the December 2020 Board Minutes

Motion made by John Mosley, second by Tim Elliott to accept the December 2020 Board minutes as presented. Motion passed with all voting in favor.

III. Motion for Discussion/Approval/Denial/Vote of December 2020 Financials

Motion made by Tim Elliott, second by Cale Walker to accept the December 2020 as presented. Motion passed with all voting in favor.

IV. Discussion of Economic Outlook

Maher reported that the upcoming Stockman's Showcase at the fairgrounds will be bringing a lot of people into town and there are a lot of events planned around town, with the help of Jim Cowan and local businesses.

Mr. Mosley reports that the housing market is good.

Dr. Croslin reports that the upcoming bond election is very exciting, being the first in 10 years and a lot of great new improvements are to come of it.

Ronnie Bogle reports that CVTech has had a lot of interest from people wanting to hire their graduates, which is a good sign.

V. **Motion for Discussion/Approval/Vote on CEDC Board Meeting Location Change to Grady County Fairgrounds through June 2021**
Motion made by Weston DeHart, second by Ronnie Bogle. Motion passed with all voting in favor.

VI. **Community Development Committee Update**
Abrahams reports that we are still going over crosswalk designs that meet code and make sense for downtown. We are also in the process of identifying building owners and spaces for murals on buildings, we already have 4 identified sites that we have permission to add a mural and will be sending out an RFP through the Arts Council. Will also be trying to coordinate with the city to add bike lanes and bike racks. Will be looking to add pole banners as you enter town and onto downtown lamp posts.

VII. **CEDC Update**
Update will be emailed out this next week.

VIII. **Consideration to enter into Executive Session to Discuss:**

A. Pursuant to 25 O.S. 307C(10) for the purpose on the matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within their jurisdiction upon a determination that public disclosure of the matter discussed would interfere with the development of products or services or violate the confidentiality of the business
(Possible public private partnership agreement with Chickasha Today LLC)
(Possible public private partnership agreement with Cody White)
(Grant Amendment Request for 125 W. Chickasha Ave. Due to Change in Project Scope)

B. Discussion, consideration and possible action to reconvene open session and take appropriate action on any matter discussed in executive session.

Motion made by Tim Elliott, second by John Mosley to enter into Executive Session. Motion passed with all in favor. Executive session begins at 7:59 a.m.

Motion made by Tim Elliott, second by Seth DeHart to reconvene Open Session. Motion passed with all in favor. Open Session reconvenes at 8:06 a.m.

Motion made by Tim Elliott, second by Seth DeHart to approve the Grant Application For Cody White/320 W. Chickasha Ave. Motion passed with all in favor.

Motion made by Tim Elliott, second by Jen Jantzen to approve the Grant Application For Chickasha Today LLC/101 & 103 W Chickasha Ave. Motion passed with all in favor. Kyle Abrahams & Weston DeHart abstain.

Motion made by Tim Elliott, second by Cale Walker to approve the Grant Amendment

Request for 125 W. Chickasha Ave. Motion passed with all in favor. Kyle Abrahams & Weston DeHart abstain.

IX. New Business
None reported at this time.

X. Closing Comments, Announcements, & Adjournment
Motion made to adjourn by Weston DeHart, second by Seth DeHart.
Meeting Adjourned at 8:11 a.m.

Respectfully submitted by:

Shayla Roth
Shayla Roth

Kyle Abrahams
Kyle Abrahams, Chairman

City of
CHICKASHA

Meeting Type: Council Agenda 2-15-2021

Meeting Date: 2/15/2021

Department: Administration **Agenda Item No. 6.i.**

AGENDA ITEM: Discussion, consideration and possible action to approve additional grant reimbursement for Chickasha Today, LLC as recommended by the Chickasha Economic Development Council, Inc.

I. BACKGROUND/DESCRIPTION:

- On January 12, 2021 the CEDC voted unanimously to grant additional funds to Chickasha Today, LLC in an amount of $32,333.00.
- The grant is from funds earmarked for economic development with payment due upon issuance of the Certificate of Occupancy
- This address was part of the original request from Chickasha Today, LLC in the amount of $450,000. This is an additional amount.

II. RECOMMENDED ACTION:

Staff recommends approval of the economic development grant in the additional amount of $32,333.00 to Chickasha Today, LLC as recommended by the CEDC; and further authorizing Acting City Manager to amend budget to reflect the project.

III. FISCAL INFORMATION - This is a budgeted item

26-26-6500-045

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
Chris Mosley, Acting City Manager	(To)		

	FUND	ACCOUNT	AMOUNT
Meeting Date: February 15, 2021	(From) 26-26-6500-045		

V. ATTACHMENTS:

1. Letter of Request from CEDC - Chickasha Today - 125 W. Chickasha Ave.
2. CEDC Minutes - January 12, 2021 Meeting (2)
3. Grant Agreement - Chickasha Today, LLC - additional funds for 125 W. Chickasha Ave.

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL
221 W. Chickasha Ave. PO Box 572 Chickasha, OK 73018 405-224-0737

January 15, 2021

City of Chickasha

Re: Grant Amendment for Grant Reimbursement Process for Chickasha Today, LLC/125 W. Chickasha Ave.

On January 12, 2021 at the CEDC monthly board meeting the motion as stated below was voted on unanimously by the CEDC Board of Directors on the process to fund the grant amendment to Chickasha Today, LLC:

Motion made by Elliott, second by Walker to recommend to City Council for approval of grant reimbursement amendment for $32,333.000/bringing total to $100,000.00 to Chickasha Today, LLC from funds earmarked for economic development grants with payment due upon issuance of Certificate of Occupancy. Motion passed with all voting in favor.

We are requesting that this recommendation be placed on the City Council's February 15, 2021 meeting agenda for their approval.

Respectfully,

Jim Cowan

Jim Cowan

Director of Economic Development Council

Chickasha Area Economic Development Council, Inc.

January 12, 2021

Minutes of Meeting

Present: Kyle Abrahams, Rick Croslin, Seth DeHart, Weston Dehart, Jen Jantzen, John Mosley Cale Walker, Chris Mosley, Tim Elliott, Ronnie Bogle & John Noblitt

Absent: Ryan Posey, Tom Avant(Excused), Cassandra Ersland(Excused), John Feaver(Excused) Kirk Painter

Staff: Shayla Roth

Guests: Kimmy Loggins, Cody White, Andy Maher, Steve LaForge, Leasa Furr, Cary DeHart Chris Gray, Pat Brooks, Mitch Williams & Tim Hushbeck

I. Call to Order

At 7:32 a.m. it was determined a quorum was present and Chairman Abrahams called the meeting to order.

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IV. Discussion of Economic Outlook

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Mr. Mosley reports that the housing market is good.

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V. **Motion for Discussion/Approval/Vote on CEDC Board Meeting Location Change to Grady County Fairgrounds through June 2021**
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VI. **Community Development Committee Update**
Abrahams reports that we are still going over crosswalk designs that meet code and make sense for downtown. We are also in the process of identifying building owners and spaces for murals on buildings, we already have 4 identified sites that we have permission to add a mural and will be sending out an RFP through the Arts Council. Will also be trying to coordinate with the city to add bike lanes and bike racks. Will be looking to add pole banners as you enter town and onto downtown lamp posts.

VII. **CEDC Update**
Update will be emailed out this next week.

VIII. **Consideration to enter into Executive Session to Discuss:**

A. Pursuant to 25 O.S. 307C(10) for the purpose on the matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within their jurisdiction upon a determination that public disclosure of the matter discussed would interfere with the development of products or services or violate the confidentiality of the business
(Possible public private partnership agreement with Chickasha Today LLC)
(Possible public private partnership agreement with Cody White)
(Grant Amendment Request for 125 W. Chickasha Ave. Due to Change in Project Scope)

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Motion made by Tim Elliott, second by Cale Walker to approve the Grant Amendment

Request for 125 W. Chickasha Ave. Motion passed with all in favor. Kyle Abrahams & Weston DeHart abstain.

IX. New Business
None reported at this time.

X. Closing Comments, Announcements, & Adjournment
Motion made to adjourn by Weston DeHart, second by Seth DeHart.
Meeting Adjourned at 8:11 a.m.

Respectfully submitted by:

Shayla Roth

Shayla Roth

Kyle Abrahams

Kyle Abrahams, Chairman

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

2:1 Grant Agreement
July 29, 2019

Purpose: to encourage Downtown property owners located between 1st – 6th street and Kansas and Choctaw Avenue to make improvements to their properties being used for retail trade producing sales tax dollars for the City of Chickasha.

Incentive: A $1 public match for each $2 of private funds invested, with a cap on the public match of $20 per square foot, based on improvement square footage, to be used for purchase, façade, structural, utility improvements, roof repair/replacement, off-street parking, equipment, demolition, ADA compliance, flood proofing, and other qualifying uses.

Guidelines:

To be considered for a grant, applicants must complete the application form. Complete proposals must contain all information and materials requested in the Proposal Contents Checklist (See below). Incomplete proposals will not be considered.

1. The resulting property usage must be at least partially for retail producing sales tax dollars for the City of Chickasha. public walk-in business. Residential rental space improvements on upper floors also qualifies.
2. Projects must result in tangible, permanent improvements.
3. Properties being purchased for demolition qualify if resulting space usage is important for support of other retail business in the district.
4. One applicant may apply for and qualify for more than one grant If more than one building/business is involved, so long as the two to one match guideline is followed in the aggregate.
5. Applications are reviewed in the ordered presented. Applicants must be in good standing with the City of Chickasha and Grady County relative to payments of utilities, taxes, and other assessments.
6. The improved property, or supported business, must continue in qualifying retail usage, or be available for occupancy for retail usage for a period of seven years after acquisition/completion, or the match funding must be returned to the City. The City of Chickasha will be granted a lien on the property, subordinate to any owner financing, to be released after seven years, to enforce such usage.
7. All proposed projects must be planned, constructed, and completed by the applicant. Chickasha EDC is not responsible for the completion of any proposed projects awarded 2:1 matching grant funds.
8. Proposed projects should comply with all federal, state, and local laws, ordinances, rules, and regulations. The applicant shall obtain all required local, state, and federal permits prior to commencing construction. Chickasha EDC is not responsible for obtaining any required permits for the proposed project.

9. All applicants will be required to indemnify CEDC and the City of Chickasha against all claims. In addition, liability insurance for the applicant, contractors, etc. (as appropriate) will be required for proposed construction projects. A Certificate of Liability Insurance must be submitted to CEDC listing CEDC and the City of Chickasha as additional insured entities prior to the disbursement of grant funds.

10. Applicants must provide proof of available funds to complete project. Applicants may not count any state/federal tax credits toward the proof of available funding.

Approval Process: The Downtown Economic Development Grant applications will be reviewed with the following steps:

1. Chickasha Economic Development Council Staff
2. Chickasha Economic Development Council Executive Committee
3. Chickasha Economic Development Council Board
4. Chickasha City Council

A project application may be declined/turned down during any of the fore-mentioned steps at the discretion of the Chickasha EDC, its Executive Committee, its Board of Directors, and/or Chickasha City Council with or without notice to the applicant prior to the declining of the project application.

Proposal Contents Checklist

- Complete Application
- Map of proposed project location
- Certificate of Liability Insurance
- Budget Summary (to include job estimates or quotes, if available)
- Copies of acquired permits and/or approvals (if applicable)
- Color photographs of the project area
- Schematic drawings of proposed project
- Proof of available funds for financing

Grant Awards: Grant funds awarded by the Chickasha EDC will be a $1 public match for each $2 of private funds invested, with a cap on the public match of $20 per square foot. Chickasha EDC reserves the right to modify grant award amounts to meet program budget requirements; therefore, applicants may be offered an amount less than the total requested funds.

Projects must be completed no later than 12 months after the approval of the project by Chickasha City Council. An extension(s) may be permitted for projects determined to be incomplete by the appropriate deadline. The extension period will be determined on a case-by-case basis at the discretion of the Chickasha EDC/Chickasha City Council. **Failure to complete the project by the deadline of 12 months after the approval of the project by Chickasha City Council or by the deadline of an extension period permitted by the Chickasha EDC will result in forfeiture of Grant Awards from this 2:1 Grant.**

Projects may be organized into phases of completion. Upon completion of a phase of the project, the applicant may be eligible for a portion of the 2:1 grant funds. The applicant must submit all required documentation for a phase of the project to be eligible for a portion of the 2:1 grant funds.

An applicant must detail any phases in the project's application. Failure to do so will result in all 2:1 grant funds to be held until completion of the project.

Grant recipients will be required to display signage at the project site to denote Chickasha EDC's financial contribution to the project. Signage will be provided by Chickasha EDC.

Approval Process: Once the project has been completed, and the applicant has submitted all required documentation, Chickasha EDC will reimburse the applicant with its share of grant funds. Applicants that organized their project into phases will receive the remaining 2:1 grant funds held for their project upon its completion and submission of all required documentation.

Finalizing the Grant: Following grant approval, individual grant awards are considered pending until the applicant and CEDC sign a Grant Fulfillment Agreement. The Agreement will describe the project, the project budget and the amount of funding awarded by the CEDC. Upon execution of the Agreement, the grant is considered finalized and grant funds may be distributed based upon the conditions outlined in the Agreement.

Signature – Applicant

1/12/2021
Date

Signature – Chickasha EDC

1/22/2021
Date

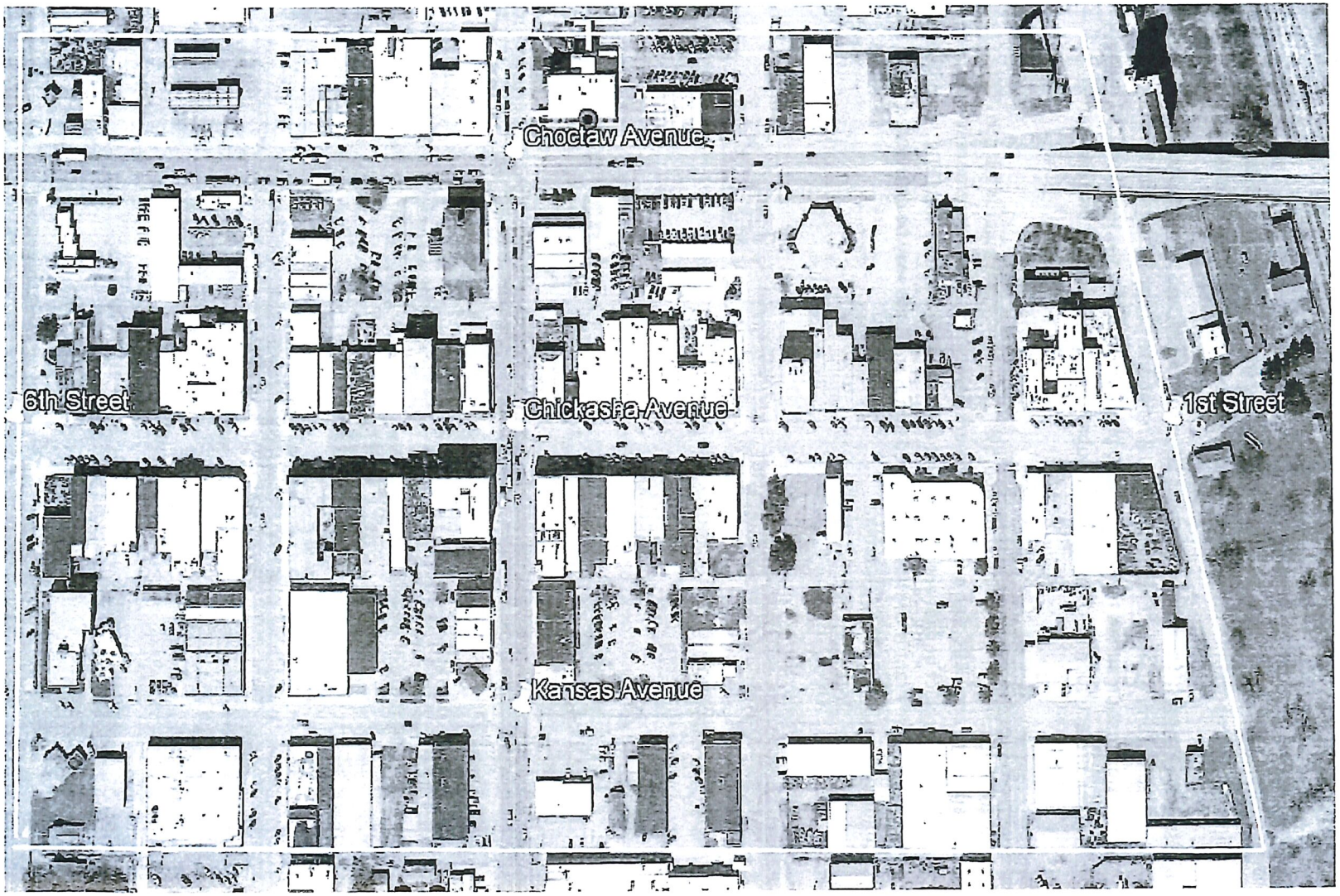
Notary Public, State of Oklahoma

1/22/2021
Notarization Date

My Commission Expires:
5/3/21

BRANDI WINTERS
NOTARY
#17004252
EXP. 05/03/21
PUBLIC
STATE OF OKLAHOMA

DOWNTOWN 2:1 GRANT REVITALIZATION DISTRICT



Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

2:1 GRANT PROGRAM

Application

The information requested below will be used to process your application under the terms and conditions of the Chickasha Economic Development Council's "Economic Development Grant Program"

I. Applicant Information

1. Applicant(s) name: Chickasha Today, LLC
   Mailing address: PO Box 1130
   City: Chickasha State: OK Zip: 73023

   Federal Tax ID or Social Security Number: [redacted]

2. Applicant's daytime telephone number: 405-420-2700
   Cell# (405) 574-6806 Facsimile# (405) 574-3785
   E-mail address: pwrchuteok@sbcglobal.net

3. Status of applicant (please check one)
   ✓ Property owner with vacant facility
   ___ Property owner with tenant business
   ___ Property owner/operator of existing business on property

4. Owner of property is a/an (please check one)
   ___ Individual
   ___ Partnership (attach copy of Partnership Agreement)
   ✓ Corporation/profit (attach copy of Articles of Incorporation)
   ___ Corporation/nonprofit (attach list of officers and directors)
   ___ Trust (attach copy of Trust Agreement)
   Other

5. Length of ownership: 25 months
   Date purchased: 12/6/2018

II. Property Information

1. Address of property to be improved: 125 W Chickasha Ave

2. Legal description of subject property: *(Attach information, if needed)*

Lots 7 and 8 in block 44 in the City of Chickasha, Grady County, Oklahoma

3. Tax Assessor Parcel Number(s): C001-00-044-007-0-000-00
4. Year built: 1923 Square footage: 5,000

5. What are the current types of businesses occupying the building? N/A

6. Name and phone number of tenant(s)' if applicable: *(Attach additional names/numbers, if needed)*
N/A

7. Use of building after construction: Retail

8. Number of parking spaces provided: 0 Proposed: 0 Total: 0

9. Current zoning: DHD/Historic Downtown Urban Center

10. Is a zoning amendment required? Yes___ No X
If yes, has the rezoning process started? Yes___ No___

11. Attach architectural and elevation renderings.

III. Project Description

1. Description of Proposed Improvements. Please provide a detailed description of your proposed improvements. Attach a copy of your architectural or design plans. Identify the materials to be used, such as the type of paint or stain (i.e., exterior latex, color, etc.). Include details of new signs or awnings, etc. Provide color photos of the subject property and those adjacent prior to and after the improvements are made.

Description: See Attached Narrative

☒ **Designs Attached** ☒ **Before Picture(s) Attached**

IV. Work Estimates

Please attach estimates for each component of the proposed improvement. Eligible costs shall be the cost of materials, equipment, and contracted labor to complete eligible improvements. Professional fees such as architects, engineers, and solicitors are not eligible costs. Labor provided by the Applicant or tenant of the building is not an eligible cost.

1. Name/Company and Phone Number of Preferred Contractor:
   CMS Willowbrook (405) 600-9207
   Amount: $375,048
2. Name/Company and Phone Number of Second Contractor:
   local/area subcontractors will be used
   Amount:
3. Additional Estimates/Comments: (Please attach additional quotes, as required)
4. Total estimated costs of your improvements: 375,048
5. Estimated completion date for your improvements? Within 12 months

V. Loan Information

Amount of financing requested: to be determined

Source of equity and applicant's percentage of ownership:
Equity vs financing arrangements in process

Participating Bank and Contact: FNBT, Chickasha - Ed Stanton, Lender

VI. Financial Information:

Financial statements on business or individual for the *Current Year*, (within 45 days) and *Past Three (3) Years*, including profit and loss statements and tax returns. If the business is new, submit your personal tax returns for the *Past Three (3) Years.*

VII. Credit References: Names and Addresses of three references

waiver requested

VIII. Signature of Owner/Authorized Agent-Affidavit or Sworn Declaration

I/We, Chickasha Today, LLC,
of the City of Chickasha, County of Grady, State of Oklahoma, make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the application is true.

I/We hereby authorize inspections of my/our property to be improved.

I/We acknowledge that any work carried out prior to written confirmation of grant approval may not be eligible.

I/We acknowledge receiving, understanding, and accepting the terms and conditions of the Chickasha Economic Development Council's Economic Development Grant Program

I/We, Chickasha Today, LLC am the owner of the land that is the subject of this Application and, for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the____for the purposes of processing this application.

Sworn to (or declared before me), Brandi Winters, a Notary Public in and for the State of Oklahoma, on this the 12th day of January, 2021.

BRANDI WINTERS
NOTARY
#17004252
EXP. 05/03/21
PUBLIC
STATE OF OKLAHOMA

Cary DeHart
Applicant

Co-Applicant

Notary Public, State of Oklahoma

My Commission Expires: 5/3/21

IX. Authorization for Agent *(complete only if Applicant is not the registered Owner)*

I/We,_____ the owner of the subject property, hereby authorize_____ (Agent) to act on my behalf with respect to the application.

01/12/2021
Date

Signature of Owner(s)

Note: Information provided in this application will become part of a public record.

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

DOWNTOWN REVITALIZATION
2:1 Grant Program Budget
Summary Worksheet

General Information

Applicant Name: Chickasha Today, LLC

Phone Number: 405-224-1554

Email Address: cary.dehart@cmsiwillowbrook.com

Project Name: Cornerstone

Budget Summary

Provide the subtotals for each of the following line items as budgeted for the proposed project:

	Amount
Design/Consulting Services	$ –
Supplies and Materials	$ 45,000
Equipment	$ –
Labor	$ 60,000
Contractual Services	$ 265,000
Taxes	$ 5,048
Other Expenses	$ –
TOTAL COSTS	$ 375,048

Please attach copies of all job estimates, quotes, and invoices to this worksheet.

Make Your Move
CHICKASHA
ECONOMIC DEVELOPMENT COUNCIL

GRANT FULFILLMENT AGREEMENT

Applicant name _____

Project address _____

1. Description of Project

   _____
   _____
   _____
   _____

2. Project Budget

   _____
   _____
   _____
   _____

3. Completion Date _____

4. Amount Awarded by CEDC _____

Applicant Signature

_____

CEDC Signature

_____

_____ _____
Notary Signature Notarization Date

Commission Expires:

with some brick wall repair, lighting, HVAC, finishings on floor and ceiling, bar and other tap room interior construction, restrooms, fire code compliance, flood zone compliance, and front facade replacement (almost completed). We consider this property and tenant will become an anchor tenant for the overall repurposing of the buildings in the 100 block of Chickasha Avenue.

Property 5

The Cornerstone building is a newer building, but will have to have the roof replaced as part of the renovation. We currently have a retail prospect considering this location for up to three related retail needs/opportunities for our community. The prospective tenant is an existing successful retail business in Chickasha and sees the opportunity to expand and eventually own this space. Anticipated renovations may include removing the front wall of the property and creating protected patio area at the front entrance for outside seating in conjunction with the food service portion of their business plan. Interior renovations will likely include wall relocations, restroom improvements, new floor treatments, wall treatments, ceiling replacement in some portions of the property, commercial kitchen, and HVAC upgrade, along with updating fire and flood compliance.

January 2021 Update:

The cornerstone building is now being developed to house 2 separate 25ft x 100ft retail spaces, one of which is already under contract. Renovation costs are now expected to exceed the $300,000 required to meet the $20 per square foot maximum reimbursement. This includes the tenant space currently being built out, plus the additional space immediately to its west that is being actively marketed in order to build out soon. Original total budget was $203,000 for the building. However, with the revised plans the budget has increased to $375,048 in construction costs, which is in addition to the $65,000 purchase price. As a result, we are requesting that the grant amount for the Cornerstone building be amended from $67,667 to $100,000, which would yield a new request of $32,333 to be added to the amount previously approved. There will be separate restrooms and utilities for each space. Also, entire façade is currently being redone to accommodate two storefronts and modernize the aesthetic. Tenant for the western half of building will likely be retail in nature.

Chickasha Today, LLC
CEDC Incentive Match Application
January, 2019
Planned improvements and usage

Properties 1 & 2

The Savoy and Speak buildings will require extensive restoration on their interiors. Details are attached, totaling $582,000 ($82/SF). The estimate does not include tenant improvements or kitchen improvements. Our priority usage for the space is a restaurant/lounge venue. Discussions are ongoing with a target tenant. Alternative usage could be adult social/lounge/dance venue. These costs are for the first floor only. While the Savoy has a second floor and Speak has two upper floors, costs of renovation thereof is not considered economical at this time. Further alternative retail usage could evolve as the spaces are being renovated.

Property 3

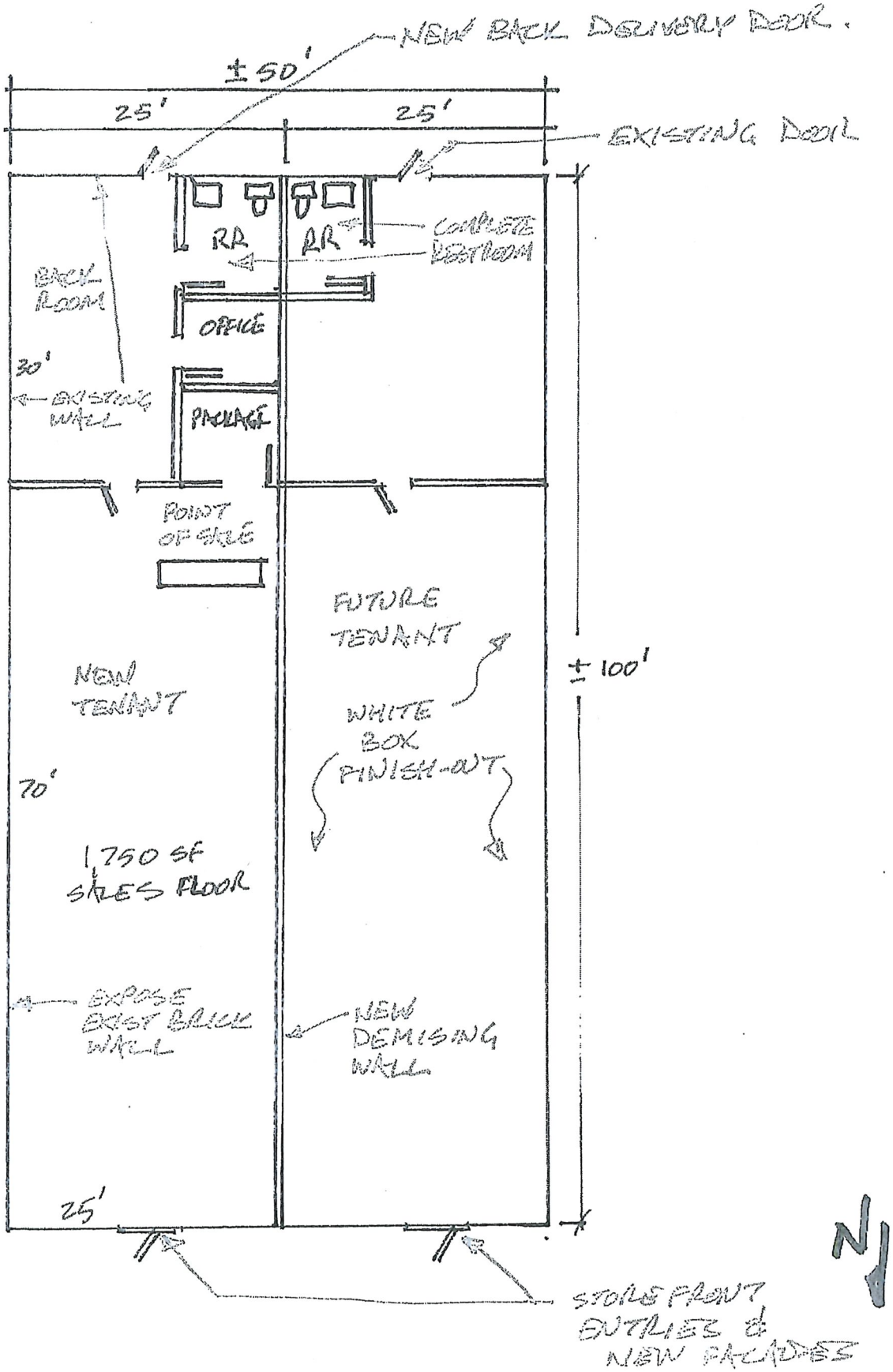
The Jim-N-I building will require extensive restoration on its interior. In addition, the front facade replacement is substantially completed. The interior improvements will include brick wall restoration, floor repair/sealing, ceiling installation, wall relocations, lighting/electric, HVAC, restroom construction and water/sewer line construction, fire protection compliance, flood zone compliance, and paint/finishings. Discussions are currently ongoing with two different retail business tenants interested in occupying either this property or property 5, below.

Property 4

The Parking Garage building (50 ft frontage) is unique in that it has a concrete floor and ceiling, with bricked walls. It is very well built, and is capable of having an outside patio area on the roof. It is a large open space capable of being designed for unique usage. We are in advanced stages of planning usage of the space with an Grady County resident who will establish a micro-brewery and tap room in the space. The micro-brewery will initially occupy the east half of the space with new stainless steel equipment which will be enclosed by a glass wall, but visible to the retail tap room to be located on the west side of the space. The building allows for the future phase installation of a bottling line at such time as the tenant desires to expand in to the product bottling in addition to barrel production. The build out of the building for these comparable uses will require very special electrical and plumbing installation, room/wall construction along

CORNER STONE
CHICKASHA, OK

8-25-20



CORNERSTONE CHURCH
Google

CMSWillowbrook
Construction Management

620 NE 36th Street
Oklahoma City, OK 73105
405.600.9207 tel
405.600.9213 fax
www.cmswillowbrook.com

November 18, 2020

Re: Cornerstone Building – Tenant Renovation
Chickasha, OK
Construction Proposal

CMSWillowbrook Inc. is pleased to submit our Design/Build proposal for the tenant renovation of the existing Cornerstone Building located downtown, Chickasha, OK 73018. This proposal is based on attached conceptual sketch dated 08-25-2020 and our understanding of your requirements regarding quality, budget and schedule.

We propose to renovate approximately 5,000 sf of existing building into one separate 2,500 sf tenant area that will be finished out and one separate 2,500 sf tenant area that will be white boxed for $375,048.00, Three Hundred Seventy-Five Thousand and Forty Eight Dollars.

We propose to complete the new facility in 12 weeks.

The proposal includes the following:

- On-site supervision.
- General conditions and general requirements.
- Sales tax.
- Building permit.
- Plan drafting.
- General liability insurance.
- Builders risk insurance.
- Saw cut and remove existing slab for new plumbing.
- Interior building systems demolition.
- Removal of existing brick veneer at front of building.
- Replace slab on grade at plumbing revisions.
- Rough carpentry and wood blocking.
- New front of building facade system.
- New TPO roofing system.
- Fire safing and sealants as required.
- New hollow metal door frames.
- Solid core wood doors and hollow doors including associated hardware.
- Access doors if required.
- Wood framing window systems at front of building.
- Gypsum board ceiling at restrooms, office and package room.
- Metal stud framing with 5/8" type X gypsum board and sound insulation at demising wall and partition walls.
- Tape, bed and paint new drywall systems.
- LVT flooring through-out East tenant area.
- Patch and paint existing walls to remain.
- Paint door and frames.

CMSWillowbrook
Construction Management

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- Room ID signage.
- Toilet accessories at restrooms.
- 10 lb fire extinguisher and cabinet per tenant space.
- Plumbing system and fixtures for two restrooms.
- New water line and meter.
- Tie-in to existing sanitary waste system.
- Exposed spiral duct from three existing units for East tenant area only.
- Make operable three existing roof top units. No ductwork in the West space.
- Electrical power and light system for East tenant area and restrooms only.
- Rough-in for electrical at West tenant area.
- Rough-in for access control and security systems.
- Fire alarm system.

The West tenant area to be white box as follows:

- The walls will be tape & bed only.
- The restroom will be finished-out.
- There is no floor finish or ceiling.
- There will be minimal lighting for safety.
- There will be no HVAC system re-work.
- There will be no power of lighting system.
- The entry storefront and façade will be completed.

The proposal excludes the following:

- Hazardous material removal.
- Fire suppression system.
- Tenant fixtures and furnishings.

It is our pleasure to work with you during preconstruction planning, estimating, design and construction. CMSWillowbrook looks forward to being a member of your construction team. Please call if you have any questions, or if we can be of further assistance.

Sincerely,

CMSWILLOWBROOK

Sam Johnson

Sam Johnson
Chief Estimator