

Wagoner County timeline on Project Anthem

<i>Date</i>	<i>Public Meeting</i>	<i>Description</i>
12-11-2023 Agenda Item V. A.	Wagoner County Board of Commissioners Meeting	Commissioner James Hanning appointed and accepted to Local Development Act Review Committee for Data Center Project Anthem in Wagoner County (location Fair Oaks)
2-20-2024 Agenda Item V. A.	Wagoner County Board of Commissioners Meeting	Motion made by Commissioner James Hanning to approve the Local Development Act Tax Exemption Agreement (Data Center Project Anthem) (location Fair Oaks)
3-26-2024	Local Development Act Review Committee	Commissioner James Hanning is a member of the LDARC. Special Meeting – Notice and Agenda, Resolution (see attached documents)
3-02-2026 Agenda Item V. A.	Wagoner County Board of Commissioners Meeting	Commissioner James Hanning appointed to the Local Development Act Review Committee for Tax Increment Financial district (location Fair Oaks)

Commission Meeting recordings are available at

<https://www.wagonercounty.ok.gov/agendacenter>

MINUTES OF MEETING
WAGONER COUNTY BOARD OF COMMISSIONERS
MONDAY, DECEMBER 11, 2023

The Board of Wagoner County Commissioners met in the Commissioners Meeting Room. Chairman, Chris Edwards, Vice-Chairman, Tim Kelley, Member James Hanning, and County Clerk, Lori Hendricks were present. District Attorney was not present. Advance notice of the meeting was posted on the Wagoner County Courthouse bulletin boards and the County website on December 8, 2023.

- I. The meeting was called to order by Commissioner Edwards at 9:04 a.m. The roll was called with the following responses: Hanning, present, Edwards, present, Kelley, present.
- II. Prayer was led by Commissioner Edwards and Pledge of Allegiance was led by Commissioner Hanning.
- III. A motion was made by Commissioner Kelley seconded by Commissioner Edwards to approve the Consent Agenda except for items C. and F.1., and G.3. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
 - A. Approve or disapprove minutes of commission meeting held on December 4, 2023.
 - B. Approve or disapprove deposit(s)
 - C. Approve or disapprove appropriations
 - D. Approve or disapprove Special Payroll.
 - E. Approve or disapprove Labor Waiver to dump dirt off of county Right of way at 27000 E 71st S. Broken Arrow. Property Owner: Jim Pearson, District One.
 - F. Approve or disapprove the following invoice(s):
 1. McIntosh County - Dated for Billing Period of 11/01/2023-11/30/2023 in the amount of \$9,280.00 for housing Off-Site Offenders.
 2. Tyler Technologies - #025-446643 in the amount of \$13,175.54 for Engineer's EnerGov and GIS Services.
 3. Oklahoma State Auditor & Inspector - #118769 in the amount of \$758.00, and #118770 in the amount of \$809.00 for Auditing Services provided in October 2023.
 - G. Reports

1. Cash Voucher Weekly Report
 2. Economic Development Director Weekly Report
 3. Emergency Management Weekly Report
 4. Engineer Weekly Reports
 5. Planning & Zoning Weekly Reports
 6. E-911 Weekly Reports
 7. Inmate Headcount Weekly Report
 8. County Clerk Monthly Report for November 2023.
 9. Sheriff Monthly Reports for November 2023.
 10. Allocation of Alcoholic Beverage Tax Report for November 2023.
 11. Treasurer Monthly Report for November 2023.
 12. Assessor Monthly Report for November 2023.
 13. Court Clerk Monthly and Preservation Report for November 2023.
 14. Planning and Zoning Financial Report for November 2023.
 15. Health Department Monthly Report for November 2023.
 16. Election Board Monthly Report for November 2023.
 17. Rolling Hills Fire Department Run Report for November 2023.
- H. Approve or disapprove Statutory Election Board Secretary Salary Reimbursement Claim for November 2023.
- I. Approve or disapprove the cancellation of the following purchase order(s): #855, #1212, #1877, #1879, #2578, #2666, #2674, #3728, #3734, #3739, #3767.
- J. Approve or disapprove the following blanket purchase order(s): #3780, #3830 through #3845, #3917 through #3920.
- K. Approve or disapprove calendar claims.
- IV. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve Consent Agenda items C. and F.1. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, no. No action was taken regarding Consent Agenda item G.3.
- V. Action Items
- A. A motion was made by Commissioner Edwards and seconded by Commissioner Kelley to appointment Commissioner Hanning as the committee member to the City of Tulsa Local Development Act Review Committee for Project Anthem in Wagoner County District One. The

motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

- B. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve the Tree of Honor and Remembrance Ceremony. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- C. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve agreement with Tomo Drug Testing. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- D. A motion was made by Commissioner Kelley to increase pauper's burial assistance maximum rate to \$350.00. The motion died due to a lack of a second. After some discussion, a second motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve the increase to \$500.00. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, no.
- E. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve Brown Funeral Home's requests for Pauper's Burial Assistance on behalf of Shawn William Ivester and Carolyn Jean Grant. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- F. A motion was made by Commissioner Kelly and seconded by Commissioner Edwards to Table Scheduled Maintenance Agreement with Commercial Power Solutions LLC for tower sites. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- G. A motion was made by Commissioner Edwards and seconded by Commissioner Hannings to approve Resolution #2023-133 Notice of Filing Period for Election of Fair Board Members. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- H. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve Resolution #2023-134 Notice of Election of Fair Board Members. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

- I. A motion was made by Commissioner Edwards and seconded by Commissioner Hanning to approve Resolution #2023-127 Whitehorn Cove Fire Department Request to Surplus 1993 E-1 Ladder truck VIN 4ENBAAA80P1002321 and sell to Wagoner Fire Department for \$35,000. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
 - J. A motion was made by Commissioner Edwards and seconded by Commissioner Kelley to approve Resolution #2023-128 Whitehorn Cove Fire Department Request to Surplus the following equipment and send to auction to be sold: Hannay hose reel (18jun07ak), Hannay hose reel-red (no number), 2 Honda 18 V twin pumps, Fire supply house skid 200 gallons, 2-gallon foam (101102), 1991 ford mini tanker FD-WC-302-003. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
 - K. A motion was made by Commissioner Edwards and seconded by Commissioner Kelley to approve Resolution #2023-131 Whitehorn Cove Fire Department Request to Surplus the following equipment as junk: 9 HELMETS, 22 lb aluminum scuba bottle 13 pairs of boots, 6 structure jackets, 8 structure pants, 18 pr of structure gloves, 7 wildland jackets, 7 wildland pants, 2 wildland jumper, 1 scuba broken pack. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
 - L. A motion was made by Commissioner Kelley and seconded by Commissioner Edwards to approve CAR report for Highland Creek Phase 4 (addition of 1.13 miles). The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
 - M. A motion was made by Commissioner Kelley and seconded by Commissioner Edwards to approve Resolution #2023-130 Oneta Farms Phase V Final Plat. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- VI. Old Business
- A. A motion was made by Commissioner Hanning and seconded by Commissioner Kelley to Deny Awarding Bid #2023-15 Repair of Court


House Roof. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

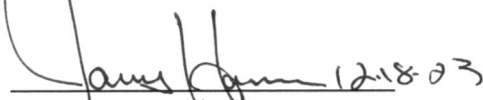
- B. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to Table Bid #2023-16 - 6 Month Bid. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- C. A motion was made by Commissioner Edwards and seconded by Commissioner Hanning to Table contract for roadway condition software, Road A1. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.


A motion was made by Commissioner Edwards and seconded by Commissioner Kelley to take a 10-minute break. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye. The meeting was called back to order at 11:12 a.m. by Commissioner Edwards.

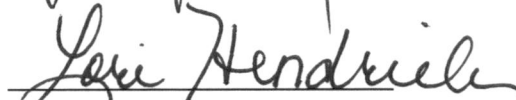
- VII. New Business - There was none.
- VIII. Public Comment - There were none.
- IX. Announcements - There were none.
- X. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to Recess at 11:42 a.m. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

Presented and approved by the Wagoner County Commission on this 18th day of December 2023.


CHRIS EDWARDS, CHAIRMAN


JAMES HANNING, MEMBER


TIM KELLEY, VICE-CHAIRMAN


ATTEST: LORI HENDRICKS
WAGONER COUNTY CLERK



MINUTES OF MEETING
WAGONER COUNTY BOARD OF COMMISSIONERS
TUESDAY, FEBRUARY 20, 2024

The Board of Wagoner County Commissioners met in the Commissioners Meeting Room. Chairman, Tim Kelley, Vice-Chairman, James Hanning, Member, Chris Edwards, and County Clerk, Lori Hendricks were present. Assistant District Attorney Andy Williams was also present. Advance notice of the meeting was posted on the Wagoner County Courthouse bulletin boards and the County website on February 16, 2024.

- I. The meeting was called to order by Commissioner Kelley at 9:04 a.m. The roll was called with the following responses: Hanning, present, Edwards, present, Kelley, present.
- II. Prayer was led by Commissioner Edwards and Pledge of Allegiance was led by Lori Hendricks.
- III. A motion was made by Commissioner Kelley seconded by Commissioner Hanning to approve the Consent Agenda. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
 - A. Approve or disapprove minutes of commission meeting held on February 12, 2024.
 - B. Approve or disapprove deposit(s)
 - C. Approve or disapprove Resolution #2024-013 County Clerk to Reimburse the General Fund with American Public Life Check in the amount of \$522.24.
 - D. Approve or disapprove Resolution #2024-014 County Clerk Request to Surplus the following equipment for disposal: Black Rolling Office Chairs Asset #F102-093 AND #F102-094.
 - E. Approve or disapprove additional signatures for 324A claim for Right of Way Acquisition on 273rd East Avenue, State Project 32380 previously approved on July 3, 2023.
 - F. Approve or disapprove the following Okay-Porter (Anchor) Road acquisition claims to be paid from the ARPA Fund:
 1. \$10,000.00 - Property Legal Description: Section 27, Township 16N, Range 18E, Wagoner County. Property Owner, Khun Walker Thongrarai.

2. \$3,975.00 – Property Legal Description: Section 27, Township 16N, Range 18E, Wagoner County. Property Owner, Kenny Goodwin.
 3. \$17,329.00 – Property Legal Description: Section 26, Township 16N, Range 18E, Wagoner County. Property Owner, Morgan LeighAnne Hammer.
 4. \$7350.00 – Property Legal Description: Section 36, Township 16N, Range 18E, Wagoner County. Property Owner, Robert James Welch and Robbin Dale Welch.
 5. Correction of \$4,213.13 and \$10,786.87 – Property Legal Description: Section 27, Township 16N, Range 18E, Wagoner County. Property Owner, Dennis R. Yochum approved on February 5, 2024.
- G. Approve or disapprove the following invoice(s):
1. Gable Gotwals – #781435 in the amount of \$4,412.46 for Legal Services related to Case No. CV-2022-125.
 2. Gable Gotwals – #781436 in the amount of \$2,734.50 for General Legal Services.
 3. Gable Gotwals – #781434 in the amount of \$1,900.00 for General Legal Services for the Wagoner County Development Authority.
 4. Kimley Horn – #061333600-0124 in the amount of \$13,100.00 for professional services for 273rd Widening.
- H. Approve or disapprove signature of Commitment letter for Wagoner County: Advancing Safety, Mobility, Connectivity, Resiliency, and Economic Competitiveness through State and Local Partnerships RAISE grant application (273rd East Avenue between 71st to 101st).
- I. Approve or disapprove Statutory Election Board Secretary Salary Reimbursement Claim for January 2024.
- J. Reports
1. Cash Voucher weekly report
 2. Emergency Management weekly report
 3. Economic Development Director Weekly Report
 4. Weekly Inmate Headcount Report
 5. Maintenance Weekly Reports
 6. Engineer weekly reports

7. Planning & Zoning weekly reports
 8. E-911 weekly reports
 9. Election Board Monthly Report for January 2024
 10. Treasurer Monthly Report for January 2024
- K. Approve or disapprove cancellation of the following purchase order(s): #596, #4243, #5044
- L. Approve or disapprove the following blanket purchase order(s): #5321, #5337, #5379, #5381, #5382, #5383, #5385, #5389, #5391, #5425, #5402, #5404, #5405, #5407 thru #5415, #5426, #5427, #5428, #5432, #5433, #5436, #5438, #5439, #5441, #5442, #5446, #5447, #5450, #5451, #5477.
- M. Approve or disapprove calendar claims.
- IV. No Items were Removed from the Consent Agenda. No action was taken.
- V. Action Items
- A. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve the Local Development Act Tax Exemption Agreement between the City of Tulsa, the Board of County Commissioners of Wagoner County, Independent School District No. 2 of Rogers County, School District No. 18 of Tulsa County, the Wagoner County Health Department, and Rolling Hills Fire Protection District No. 1 (Project Anthem). The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- B. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve financing the purchase of a new Asphalt paver for District #1 for 60 months from Security State Bank. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- C. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve the EODD REAP Grant Closeout Certification for Asphalt Overlay Project (E 21st St from 289TH – 305TH) in District 1. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

- D. A motion was made by Commissioner Kelley and seconded by Commissioner Edwards to approve the EODD REAP Grant Acceptance Letter for Drainage, Grade, and Surface Improvements Project on 321st E Ave., between 161st to S 171st, District 3. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- E. A motion was made by Commissioner Kelley and seconded by Commissioner Edwards to approve the Urban and Community Forestry Grant Assistance Program application for Wagoner County Courthouse Parking Urban Canopy in the requested amount of \$50,000. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

VI. Old Business

- A. A motion was made by Commissioner Kelley and seconded by Commissioner Edwards to deny Resolution #2024-011 appeal of the zoning map amendment request in District 3, ZNE-75-2023 for Mark Truitt. Location: 14620 S. 417th E. Ave., Coweta, OK. The motion was approved with the following votes cast: Edwards, aye, Hanning, no, Kelley, aye.
- B. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to approve Oklahoma Drone Technologies, LLC's estimate for soft washing services in the amount of \$10,079.55, to be paid from Courthouse Renovation Account #1306-1-8020-2005. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.
- C. A motion was made by Commissioner Kelley and seconded by Commissioner Edwards to award Bid #2024-001- Court House & DAV Roof Repairs to Next Level Roofing. The award is for Base Bid A with Alternates 2, 5, 6, 7, and 8 in the amount of \$601,010 less deducts from Courthouse Building and Maintenance account # 1306-1-8020-2005. It also includes Base Bid B with Alternates B1 and B3 in the amount of \$34,900 less deducts from Commissioners Use Tax account # 1301-1-8020-2005. The motion was approved with the following votes cast: Edwards, aye, Hanning, no, Kelley, aye.

VII. Financial Matters

A. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve a Supplemental Appropriation in the amount of \$2,000.00 from Capital Outlay Account #001-1-2000-4110 to County Clerk's Maintenance and Operation Account #001-1-1000-2005. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

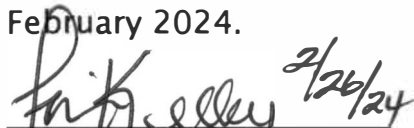
VIII. New Business - There was none.


IX. Public Comment - Wagoner County Citizens Mike Lamberson, James Stevens, Patty, and Tina Anderson, oppose Old Business Item VI.A. Mike Lamberson expressed his opposition due to light pollution and drainage issues.

X. Announcements - Economic Development Director, Darla Heller announced there will be a tour at ICTC in Coweta on Wednesday at 2:00 p.m.

XI. A motion was made by Commissioner Hanning and seconded by Commissioner Edwards to Recess at 10:49 a.m. The motion was approved with the following votes cast: Edwards, aye, Hanning, aye, Kelley, aye.

Presented and approved by the Wagoner County Commission on this 26th day of February 2024.


TIM KELLEY, CHAIRMAN


JAMES HANNING, VICE-CHAIRMAN

CHRIS EDWARDS, MEMBER


ATTEST: LORI HENDRICKS
WAGONER COUNTY CLERK



BOCC/LH/gp

Special Meeting

NOTICE AND AGENDA

LOCAL DEVELOPMENT ACT REVIEW COMMITTEE

(Formed pursuant 62 O.S § 855 of the Oklahoma Local Development Act to consider the adoption and approval of a Project Plan including one or more tax incentive districts “TID”)

Tuesday, March 26, 2024

3:00 P.M.

CITY HALL AT ONE TECHNOLOGY CENTER
175 E. 2ND ST, 15TH FLOOR, (15 North Conference Room)

AGENDA

1. Welcome and Call to Order
2. Roll Call and Introductions
 - a. Determination of a quorum
3. Brief Presentation by Development Counsel on the Oklahoma Local Development Act, requirements of the Review Committee, and the proposed Project Anthem Economic Development Project Plan.
4. Discussions and questions regarding the proposed Project Anthem Economic Development Project Plan.
5. Discussion, consideration, and possible action to approve the Findings and Recommendation of the Project Anthem Economic Development Project Plan Review Committee, including findings concerning the eligibility and financial impacts of the project and a recommendation to the City Council to approve the proposed Project Anthem Economic Development Project Plan, pursuant to 62 O.S. § 855.
6. Future Meetings Schedule (if necessary)
7. Adjourn

The Local Development Act Review Committee does not hold regularly scheduled meetings and only conducts business in Special Meetings. Only matters appearing on the agenda for each meeting will be considered. 25 O.S. § 311(A)(11). Questions may be directed to Spencer Mitchell at spencer@partnertulsa.org or (918) 596-5561.

RESOLUTION NO. _____

**RESOLUTION OF THE LOCAL DEVELOPMENT ACT REVIEW COMMITTEE
MAKING STATUTORY FINDINGS AND RECOMMENDATION WITH RESPECT TO
THE PROJECT ANTHEM ECONOMIC DEVELOPMENT PROJECT PLAN AND
SUPPORTING INCENTIVE DISTRICT, CITY OF TULSA**

WHEREAS, the Local Development Act, 62 O.S. § 850, et seq. (“Act”) was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, and empowers the governing bodies of cities, towns, and counties to provide incentives, exemptions and other forms of relief from taxation for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

WHEREAS, the City Council of the City of Tulsa (“City Council”) may consider the creation of a tax incentive district to facilitate, support, encourage, or incentivize public and private economic development to carry out development or redevelopment of areas within the City of Tulsa (“City”) qualifying under the Act; and

WHEREAS, by adoption of Resolution No. 20289 on November 15, 2023, the City Council declared an intend to consider the creation and adoption of a proposed project plan and potential incentive districts pursuant to the Act to help facilitate a data center project given the code name “Project Anthem” located generally south and west of the intersection of East 11th Street and the Creek Turnpike, and established this Review Committee to review, make findings with respect to the eligibility and financial impacts of, and to make a recommendation to the City Council concerning the proposed project plan and incentive district, as well as any future project plans, districts, and projects lying within the jurisdictions of the same affected taxing entities; and

WHEREAS, the membership of the Review Committee consists of representatives from every taxing jurisdiction whose taxes or special assessments might be impacted by the project plan and incentive district plus three members representing the public-at-large who were selected by the other Review Committee members at an initial meeting held on January 26, 2024, from a list of seven names submitted by City Council member Christian Bengel, chairperson of the Review Committee; and

WHEREAS, the Review Committee has completed its review of the proposed Project Anthem Economic Development Project Plan and Supporting Incentive District, City of Tulsa (“Project Plan”), and such other information as it has deemed relevant, and is prepared to make statutory findings and a recommendation, as required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL DEVELOPMENT ACT REVIEW COMMITTEE:

Section 1. With respect to the eligibility of the proposed Project Area and the proposed Incentive District, both as defined in the Project Plan and Act, the Review Committee finds that:

(a) The proposed Project Area and the proposed Incentive District meet the definition of a “reinvestment area” under the Act (62 O.S. § 853(17)) due to the fact that the area

lacks public improvements necessary to reverse economic stagnation and to attract major investment in the area.

(b) The level of investment, development, and economic growth desired by the City of Tulsa is difficult, but possible, within the proposed Project Area and Incentive District if the provisions of the Act are utilized.

(c) The incentive to be provided through the Incentive District is a necessary component in stimulating the proposed investment in the Project Area and Incentive District, which would not have occurred without the provision of the incentive pursuant to the Act.

(d) The incentive to be provided through the Incentive District will be used in conjunction with existing programs and efforts and other locally implemented economic development efforts.

Section 2. The Review Committee has been advised that there are some unresolved legal questions with respect to the annexation by the Rolling Hills Fire District (Rolling Hills Fire Protection District No. 1) of the property included in the Project Area and Incentive District into its jurisdiction, but that any such unresolved legal questions are outside of the Review Committee's purview and do not impact the determination by the City Council that Rolling Hills Fire District may be an impacted taxing jurisdiction, as defined by the Act, nor would the resolution of such unresolved legal questions impact the implementation or operation of the Project Plan, Incentive District, or the taxing entity agreement required to be adopted by the governing bodies of each potentially affected taxing jurisdiction prior to the City Council's approval and adoption of the Project Plan and creation of the Incentive District.

Section 3. With respect to the potential financial impacts on the affected taxing jurisdictions and business activities within the proposed Project Area and Incentive District, the Review Committee finds that:

(a) As described in Sections IX and X of the Project Plan, any public costs that may arise will be funded directly by the private development within the Incentive District unless separately approved and authorized by the City of Tulsa and/or the Tulsa Authority for Economic Opportunity.

(b) The development anticipated by the project may result in a modest increase in demand for services by or in costs to the affected taxing jurisdictions, but that the public revenue anticipated to result from the development outside of the provided incentive will be sufficient to cover any increased costs for additional service demands upon those affected taxing jurisdictions.

(c) The public revenue anticipated to result from the development described in the Project Plan includes increased tax revenue beyond the taxes and special assessments included in the incentive to be provided by the Incentive District and includes economic growth and benefits outside of the Incentive District.

(d) The economic benefits of the Project Plan for the affected taxing jurisdictions and the community as a whole offset any adverse financial impacts of the Project Plan on the affected taxing jurisdictions.

(e) The aggregate impacts of the affected taxing jurisdictions and on business activities from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV of the Project Plan and the economic impacts described in Section X of the Project Plan.

Section 4. The findings of the Review Committee demonstrate that the proposed Project Area and Incentive District meets the conditions for eligibility and that the financial impacts on the potentially affected taxing jurisdictions and business activities from implementation of the Project Plan are positive

Section 5. The Review Committee recommends that the City Council approve the Proposed Project Plan and establish the proposed Incentive District, as they have been presented to the Review Committee.

ADOPTED by the Local Development Act Review Committee this 26th day of March, 2024, and **SIGNED** by its Chairperson.

Approved:


CHAIRPERSON

I, Jesha Youngblood-Bledsoe, Acting Secretary of the Local Development Act Review Committee, certify that the forgoing resolution was duly adopted at a special meeting of the Local Development Act Review Committee, held at City Hall in Tulsa, Oklahoma, on the 26th day of March, 2024; that said meeting was held in accordance with the Open Meeting Act of the State of Oklahoma; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said resolution was adopted by a majority of those present.


ACTING SECRETARY

**MINUTES OF MEETING
WAGONER COUNTY BOARD OF COMMISSIONERS
MONDAY, MARCH 2, 2026**

The Board of Wagoner County Commissioners met in the Commissioner's Meeting Room. Chairman, Randy Stamps, Vice Chairman, Tim Kelley, member, James Hanning and County Clerk, Lori Hendricks were present. Assistant District Attorney Reginald Armor was also present. Advance of the meeting was posted on the Wagoner County Courthouse bulletin boards and the County website on February 20th, 2026.

Location: Commissioners Meeting Room

Time: 1:00 PM

- I. The meeting was called to order by Randy Stamps at 1:00 p.m. and Roll was called with the following response: Hanning, present; Stamps, present; Kelley, present.
- II. Prayer was led by Lori Hendricks, and the Pledge of Allegiance was led by James Hanning.
- III. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve the Consent Agenda except for I 5. The motion passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
 - A. Approve or disapprove minutes of commission meeting held
 - B. Approve or disapprove the following labor waiver(s):
 1. Clean out ditch, dump debris, stockpile and park equipment when fixing 770 Rd. at 29267 E. 770 Rd. Wagoner, OK. Property Owner: Nick Muzljakovich, District 2.
 - C. Approve or disapprove deposit(s)
 - D. Approve or disapprove Jarrad Edwards and Gary Andrews as receiving officers and Jon Enkey and Adreona Martin as requisitioning officers for Whitehorn Fire District.
 - E. Approve or disapprove transfer of funds from account 1503-2-0400-2005 DVSA Grant to 0001-2-0400-1110 Sheriff Salary account in the amount of \$11,604.00 for 3 months payroll reimbursement from grant.
 - F. Approve or disapprove transfer of funds from account #0001-2-0400-1110 Sheriff Salary to account #1220-1-0600-2005 Treasurer Resale in the amount of \$759.34 for Error correction.
 - G. Approve or disapprove transfer of funds from account #1201-2-3600-1110 E-911 Salary to account #1301-2-3600-1110 E-911 use tax salary in the amount of \$4,260.67 for payroll shortfall.

- H. Approve or disapprove Resolution #2026-025, E-911 request to dispose of microwave equipment on towers.
 - I. Reports
 - 1. Cash Voucher weekly report
 - 2. Emergency Management weekly report
 - 3. Economic Development Director weekly report
 - 4. Weekly Inmate Headcount report
 - 5. Maintenance weekly report
 - 6. Planning & Zoning weekly report
 - 7. E-911 weekly report
 - 8. Allocation of Motor Vehicle Tax for the month of January 2026
 - J. Approve or disapprove cancellation of the following purchase order(s): #261795, 261879, 261928, 261958, 262288, 263031, 263606, 263638, 264364, 265052, 266163, 266426, 266293 to include warrants 2274, 2277, 2298, 127, 132, 130, 133, 138, 139, 137 to be reissued.
 - K. Approve or disapprove the following blanket purchase order(s): #266414-22, 266507
 - L. Approve or disapprove calendar claims.
- IV. No action was taken on Items removed from Consent Agenda.
- V. Action Items
- A. A motion was made by Commissioner Kelley and seconded by Commissioner Stamps to appoint James Hanning as a committee member to City of Tulsa Local Development Act Review Committee for Tax Increment Financing district(s) in Wagoner County to be generally located in the Fair Oaks portion of East Tulsa in Wagoner County District One. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
 - B. A motion was made by Commissioner Kelley and seconded by Commissioner Stamps to approve neighboring property owner access across county-owned property at Emergency Management to move in modular home contingent on the ADA's ability to get sufficient liability waiver prepared. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.

- C. A motion was made by Commissioner Stamps and seconded by Commissioner Kelley to approve installation of door access for Assessor's Office using money from the Courthouse Renovation Fund. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- D. A motion was made by Commissioner Stamps and seconded by Commissioner Kelley to approve removal and decommission of microwave items at four tower site locations. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- E. A motion was made by Commissioner Hanning and seconded by Commissioner Kelley to approve countywide Uninterruptible Power Supply preventive maintenance program for critical facilities. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- F. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve the purchase of PC/Server for Dispatch Center. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- G. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve lot combination on deed on county owned property located at the NW corner of NE 1st St. and N. Casaver Ave., Wagoner, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- H. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve Resolution #2026-026 Zoning map amendment request in District 3, ZNE-72-2025, Yolanda Cade. Location: 16627 S. 233rd E. Ave., Coweta, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- I. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve Resolution #2026-027 Zoning map amendment request in District 3, ZNE-03-2026, John Gregory. Location: 39024 E. 161st St. S., Porter, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- J. A motion was made by Commissioner Stamps and seconded by Commissioner Kelley to approve Resolution #2026-028 Zoning map

amendment request in District 2, ZNE-83-2025, Barbara Ann Chandler Trust. Location: 25541 E. 690 Rd., Wagoner, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.

- K. A motion was made by Commissioner Hanning and seconded by Commissioner Kelley to approve Resolution #2026-029 Amended Final Plat of Wildcat Acres in District 1. Location: NW corner of E. 31st St S. & S. 273rd East Ave., Catoosa, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- L. A motion was made by Commissioner Hanning and seconded by Commissioner Stamps to approve Resolution #2026-030 Preliminary Plat of The Meadows at Steely Farms Phase III in District 1. Location: NE corner of S. 305th E. Ave. & E. 71st St. S., Broken Arrow, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- M. A motion was made by Commissioner Hanning and seconded by Commissioner Stamps to approve Resolution #2026-031 Preliminary Plat of The Meadows at Steely Farms Phase IV in District 1. Location: 1,956' East from the NE corner of S. 305th E. Ave. & E. 71st St. S., Broken Arrow, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- N. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to Deny Resolution #2026-032 Appeal zoning map amendment request in District 3, ZNE-88-2025, Morgan Davis LLC. Location: 41562 E. 181st St. S., Porter, OK. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- O. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve going out to bid for the demolition of the former Education Service Center building. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.

VI. Old Business

- A. A motion was made by Commissioner Hanning and seconded by Commissioner Kelley to table authorization to execute Interlocal Agreement between Wagoner County and the City of Broken Arrow for

Identification of Responsibilities and Duties Regarding the Operations, Maintenance, Construction, and Financial Obligations for Public Rights-of-Ways) until next week pending Commissioner Hanning's meeting with City of Broken Arrow. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.

- B. A motion was made by Commissioner Kelley and seconded by Commissioner Stamps to table discussion and possible action regarding procedures for reporting accidents, including reporting of injuries and damage to property, and post-accident drug testing). The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- C. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to table discussion and possible action regarding Wagoner County Burn Ban. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- D. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to table discussion and possible action regarding Commissioners Meeting Room in the North Annex.) The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- E. No action was taken regarding resolution #2026-017 final plat of Replat of the Reserve at Timber Creek Lot 6 Block 1).

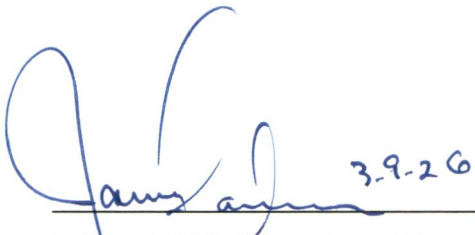
VII. Financial Matters

Approve or disapprove the following invoice(s):


- A. A motion was made by Commissioner Hanning and seconded by Commissioner Kelley to approve Olsson Invoice #568769 in the amount of \$2,903.59 for Professional and Engineering services rendered through February 7th, 2026 in accordance with Agreement dated January 15th 2026). The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- B. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to approve VelocityEHS Invoice for SDS Chemical Management in the amount of \$5,145.37 paid for with Commissioner's Use Tax. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.

VIII. There was no New Business.


- IX. Public Comment: Limited to specific items listed on the agenda. Each speaker is limited to three (3) minutes.
- X. Announcements: Commissioner Kelley commended the Sheriff's Office for a great Stop the Bleed training. Treasurer, Chasity Levi wants to inform the public of the Treasurer's office Mobile Payment sites they will be doing for the public to have easier access to pay their taxes. They will be at the OSU Extension office in Coweta (30058 E 147th St. Coweta, OK 74429) March 4th and March 26th from 9 a.m. to 1 p.m. They will also be at City Hall in Broken Arrow (220 S. 1st St. Broken Arrow, OK 74012) March 5th and March 24th also from 9 a.m. – 1 p.m.
- XI. A motion was made by Commissioner Kelley and seconded by Commissioner Stamps to enter into Executive Session – Consider Executive Session pursuant to 25 O.S. §307 §(B)(3), to discuss the purchase or appraisal of real property. The motion was passed at 2:52 p.m. with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- XII. A motion was made by Commissioner Kelley and seconded by Commissioner Hanning to reconvene into Open Session. The motion was passed at 3:07 p.m. with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.
- XIII. No action was taken regarding the purchase or appraisal of real property.
- XIV. A motion was made by Commissioner Stamps and seconded by Commissioner Kelley to Recess at 3:08 p.m. The motion was passed with the following votes: Hanning, aye; Stamps, aye; Kelley, aye.

 3-9-26

JAMES HANNING, MEMBER

3-9-26


RANDY STAMPS, CHAIRMAN

 3/9/26

TIM KELLEY, VICE-CHAIRMAN


ATTEST: LORI HENDRICKS
WAGONER COUNTY CLERK
