

City of Choctaw
Regular Choctaw Economic Development Authority Meeting
November 30, 2022 @ 4:30pm
Choctaw City Hall, 2500 N. Choctaw Rd.
Choctaw, Oklahoma 73020

“The Choctaw Economic Development Authority’s mission is to plan, implement, and promote projects and programs that directly benefit the community’s rate of economic growth. Choctaw Economic Development Authority’s main focus is to attract new business and developers, which in turn increases the sales tax base of the City, and in general makes Choctaw a great place to work, live, and shop. Choctaw works hard to retain our hometown sense of community while offering existing and new businesses an exciting place to write their success stories.”

1. **Call to Order.**
2. **Roll Call.**
3. **Business Agenda:** The following items are hereby designated for discussion and/or consideration which requires individual action.
 - 3.1 Economic Development Update
4. **Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.
 - 4.1 Regular Minutes for October 26, 2022.
 - 4.2 Financial Report for the month of October 2022.
5. **Trustee/Staff Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.

6. Adjournment:

This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00 pm on November 17, 2022 in accordance with the Oklahoma Open Meeting Act.



Amanda Williams, City Clerk

THE CITY OF CHOCTAW ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE.



City of Choctaw

Development Services – Planning Report

October 2022

Development Services - Planning Report			
Approved Preliminary Plats			
Subdivision	# of Lots/Units	Location	Zoned
Westfall	184	NE 10th & Hiwassee (Southeast corner)	R-S, Single-Family with PUD
Henney Ridge	86	Henney Road (north of Walmart)	R-S, Single-Family with PUD
The Reserve	37	North Hiwassee (1/4 mile north of NE 23rd)	R-S, Single-Family
Brookside (duplexes)	12	Maupin & Tye Brumley (6 lots)	R-S, Single-Family - Duplexes
Choctaw Pointe	116	NE 10th (1/2 mile east of North Choctaw Road)	R-S, Single-Family
Canyon Oaks	36	McDonald Road (1/2 mile north of NE 36th)	R-S, Single-Family
R and R (Willow Springs)	210	North Choctaw Road (south of VoTech) R-S: 45 duplex lots - 90 units & R-75: 165 single-family lots	R-75 for site east of floodplain & R-S (duplexes) for site west of floodplain.
Wentworth	35	North Hiwassee & East Reno	R-R, Single-Family with PUD
Total:	716		



City of Choctaw

Development Services – Planning Report (Cont'd)

October 2022

Zonings Approved (Under Review)			
Subdivision	# of Lots/Units	Location	
Fox Pointe Apartments	526	SE 15th/Anderson	C-G with SUP
Total: 526			
Total: 1,242			

City of Choctaw
Regular Choctaw Economic Development Authority Meeting
October 26, 2022 @ 4:30pm
Choctaw City Hall, 2500 N. Choctaw Rd.
Choctaw, Oklahoma 73020

MINUTES

1. Call to Order by chair **Trent Smith @ 4:32 p.m.**
2. Roll Call:
 - 8 **Present:** **Clint Fernandez; Trent Smith; Luke Martin; Trey Kolar III; Kevin Berry; Dale Boyer; Alex Lancaster; Cody Brewer**
 - 1 **Absent:** **David Reid**

 - Staff:** **Sarah Huffine, Development Services Director**
Amanda Williams, City Clerk
Brian Linley, City Manager
3. **Business Agenda:** The following items are hereby designated for discussion and/or consideration which requires individual action.
 - 3.1 Economic Development Update

Development Services Director Huffine provided an Economic Development update on current and upcoming developments and rezonings.
 - 3.2 Storm Water Presentation.

Jade Riddle, Storm Water and Floodplain Management Specialist, presented on the City of Choctaw’s MS4 (Municipal Separate Storm Sewer System) and SWMP (Storm Water Management Program), the need, governance, and program requirements.

4. **Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.

- 4.1 Regular Minutes for August 31, 2022.
- 4.2 Financial Report for the month of June 2022.
- 4.3 Financial Report for the month of July 2022.
- 4.4 Financial Report for the month of August 2022.
- 4.5 Financial Report for the month of September 2022.

MOTION BY Kevin Berry and SECOND BY Trey Kolar to approve the minutes as presented.

MOTION CARRIED:

8 Ayes: Fernandez, Smith, Martin, Berry, Kolar; Boyer; Lancaster; Brewer
0 Nays: None
1 Absent: Reid

5. **Trustee/Staff Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.

Due to holidays, board consensus was to cancel the December 28, 2022 Regular CEDA meeting.

6. **Adjournment:**

MOTION BY Luke Martin and SECOND BY Clint Fernandez to adjourn.

MOTION CARRIED:

8 Ayes: Fernandez, Smith, Martin, Berry, Kolar; Boyer; Lancaster; Brewer
0 Nays: None
1 Absent: Reid

Called @ 5:14 p.m.

CHOCTAW ECONOMIC DEVELOPMENT AUTHORITY

Trent Smith, Chair

ATTEST:

Amanda Williams, City Clerk



Choctaw, OK

Trial Balance Account Summary

Date Range: 10/01/2022 - 10/31/2022

Account	Name	Beginning Balance	Period Total Debits	Period Total Credits	Net Change	Ending Balance
Fund: 81 - ECONOMIC DEV AUTHORITY						
<u>81-000-111000</u>	CASH IN BANK	76,088.66	9.62	0.00	9.62	76,098.28
<u>81-000-111500</u>	CASH IN BANK-CD INVESTMENT	1.86	0.00	0.00	0.00	1.86
<u>81-000-112010</u>	CLAIM ON CASH-DEPOSITS	0.00	0.00	0.00	0.00	0.00
<u>81-000-119000</u>	DUE TO / DUE FROM	0.00	0.00	0.00	0.00	0.00
<u>81-000-139000</u>	DUE TO/FROM CLAIMS	0.00	0.00	0.00	0.00	0.00
<u>81-000-220000</u>	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00
<u>81-000-310000</u>	NET REVENUE	-24.67	0.00	0.00	0.00	-24.67
<u>81-000-312000</u>	RETAINED EARNINGS	0.00	0.00	0.00	0.00	0.00
<u>81-000-312100</u>	NET REVENUE THIS PERIOD	0.00	0.00	0.00	0.00	0.00
<u>81-000-380000</u>	FUND BALANCE	-76,079.19	0.00	0.00	0.00	-76,079.19
<u>81-811-520100</u>	INTEREST	-18.66	0.00	9.62	-9.62	-28.28
<u>81-811-550001</u>	LAND SALES	0.00	0.00	0.00	0.00	0.00
<u>81-811-550002</u>	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
<u>81-811-590000</u>	FUND BALANCE CARRYOVER	0.00	0.00	0.00	0.00	0.00
<u>81-811-620500</u>	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	0.00
<u>81-811-630500</u>	MISCELLANEOUS	32.00	0.00	0.00	0.00	32.00
<u>81-811-633000</u>	PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00
<u>81-811-633500</u>	POSTAGE & METER SERVICE	0.00	0.00	0.00	0.00	0.00
<u>81-811-634500</u>	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00
<u>81-811-635500</u>	REPAIRS & MAINTENANCE-CONTRACT	0.00	0.00	0.00	0.00	0.00
<u>81-811-640500</u>	EQUIPMENT	0.00	0.00	0.00	0.00	0.00
<u>81-811-641000</u>	LAND & BUILDING	0.00	0.00	0.00	0.00	0.00
<u>81-811-643000</u>	OTHER IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-643200</u>	SPECIAL PROJECTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-650400</u>	DEBT SERVICE:FNB	0.00	0.00	0.00	0.00	0.00
<u>81-811-650500</u>	DEBT SERVICE-INTEREST	0.00	0.00	0.00	0.00	0.00
<u>81-811-651000</u>	DEBT SERVICE: PRINCIPAL	0.00	0.00	0.00	0.00	0.00
<u>81-811-651100</u>	BANK ONE MORTGAGE PMTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-651200</u>	OIFA MORTGAGE PMTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-664041</u>	TRANSFER:RISK MGMNT	0.00	0.00	0.00	0.00	0.00
<u>81-811-668100</u>	TRANSFER TO VET MEMORIAL	0.00	0.00	0.00	0.00	0.00
<u>81-811-669100</u>	TRANSFER: PARKS & RECREATION	0.00	0.00	0.00	0.00	0.00
<u>81-811-669200</u>	TRANSFER: SIREN FUND	0.00	0.00	0.00	0.00	0.00
<u>81-811-669800</u>	TRANSFER: CHOCTAW TOURISM FUN	0.00	0.00	0.00	0.00	0.00
	Fund 81 Total:	0.00	9.62	9.62	0.00	0.00
	Report Total:	0.00	9.62	9.62	0.00	0.00

Fund Summary

Fund	Beginning Balance	Total Debits	Total Credits	Ending Balance
81 - ECONOMIC DEV AUTHORITY	0.00	9.62	9.62	0.00
Report Total:	0.00	9.62	9.62	0.00



Choctaw, OK

Income Statement Account Summary

For Fiscal: 2022-2023 Period Ending: 10/31/2022

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 81 - ECONOMIC DEV AUTHORITY						
Revenue						
<u>81-811-520100</u>	INTEREST	0.00	0.00	9.62	28.28	-28.28
	Revenue Total:	0.00	0.00	9.62	28.28	-28.28
Expense						
<u>81-811-630500</u>	MISCELLANEOUS	0.00	0.00	0.00	32.00	-32.00
	Expense Total:	0.00	0.00	0.00	32.00	-32.00
	Fund: 81 - ECONOMIC DEV AUTHORITY Surplus (Deficit):	0.00	0.00	9.62	-3.72	
	Total Surplus (Deficit):	0.00	0.00	9.62	-3.72	

Income Statement

For Fiscal: 2022-2023 Period Ending: 10/31/2022

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 81 - ECONOMIC DEV AUTHORITY					
Revenue	0.00	0.00	9.62	28.28	-28.28
Expense	0.00	0.00	0.00	32.00	-32.00
Fund: 81 - ECONOMIC DEV AUTHORITY Surplus (Deficit):	0.00	0.00	9.62	-3.72	3.72
Total Surplus (Deficit):	0.00	0.00	9.62	-3.72	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
81 - ECONOMIC DEV AUTH	0.00	0.00	9.62	-3.72	3.72
Total Surplus (Deficit):	0.00	0.00	9.62	-3.72	



Choctaw, OK

Treasurers Report Summary

Date Range: 10/01/2022 - 10/31/2022

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
81 - ECONOMIC DEV AUTHORITY	0.00	9.62	0.00	0.00	0.00	9.62	0.00	9.62
Report Total:	0.00	9.62	0.00	0.00	0.00	9.62	0.00	9.62