

# Plan

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help communities fund capital improvement needs that's typically used for both retail and industrial," Mitchell said during a discussion on the proposal.

"TIFs are used to help raise revenue to help pay for infrastructure" and other needs.

Setting up a TIF district involves drawing a boundary around a certain area.

"You set a floor on the taxes being collected in that district," Mitchell said.

"Once that floor is established, any improvement, any increase in sales tax (or) property tax generated under that district is 'captured' and that revenue is used to pay for the improvements."

To answer a question posed by Commission Chairman Larry Taylor about whether any sales or property tax increases would be necessary, Mitchell said there would be no need for tax hikes.

The project would capture .02 cents of the undedicated .02 cents of the city's sales tax and would not capture any ad valorem taxes from the county or the schools. Nor would it use any of the sales taxes currently collected from the county, Mitchell said.

Chairman Taylor pointed out that the only sales taxes that would be captured would come from the improvements made in the TIF district.

He said sales taxes generated from large retailers such as Target and Lowes, as well as the other commercial businesses in the I-40 business and retail corridor, would "continue to flow through the city's coffers."

"As part of the project plan, you will see a budget that matches expenses and revenues so that you estimate or project the amount of revenue you will capture by creating a TIF district," said Taylor "and you also have an expenditure budget that estimates the cost of making those improvements."

Crucial to the development of the proposed area is a complete rework of the I-40 and Frisco Road interchange, which will cost in the neighborhood of \$20 million. A portion of that cost will be paid by federal highway funds, another example of "how these TIF districts are used to capture the revenues to help pay

for those improvements," Mitchell noted.

Discussion on whether the resolution fits the comprehensive 5- and 10-year plan for the City of Yukon was based on the growing commercial development of the area in discussion.

Chairman Taylor said the vacant land west of Integris Canadian Valley Hospital and Target is zoned C5, heavy duty commercial, "which can be downzoned to C1, C2, whatever it needs to be to accommodate incoming retail."

Taylor also reiterated three statements about the revenue source for development of the TIF district:

- There will be no increase in valorem taxes.

- There will be no city-wide increase or county-wide increase of sales tax.

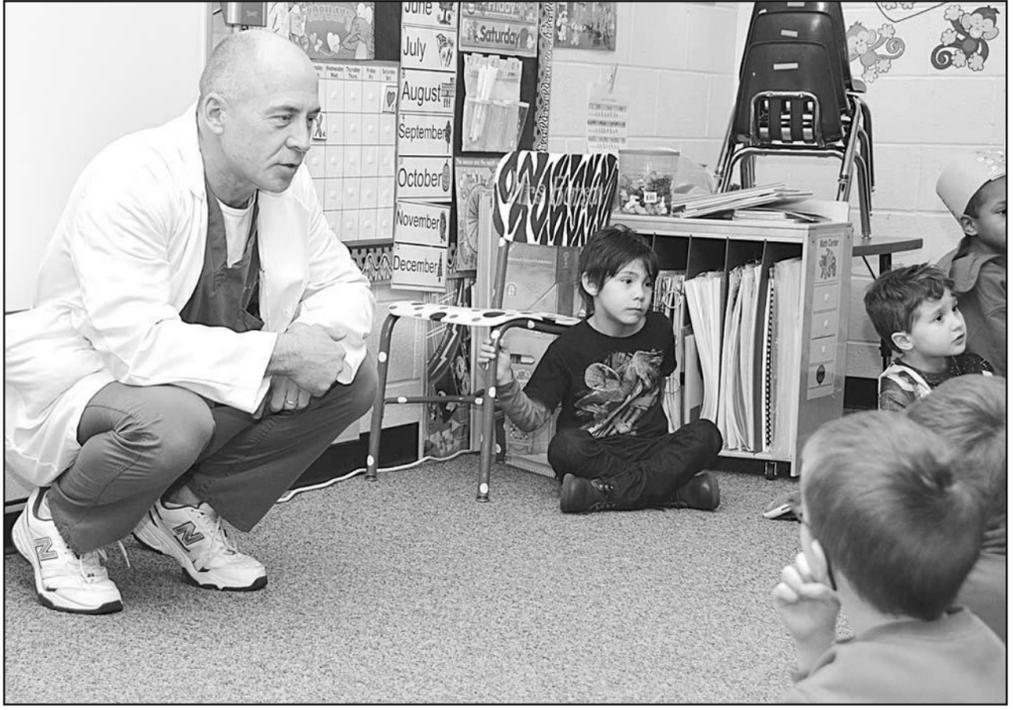
- The only money that will be captured will be the undedicated city .02 cents tax that will come from the new stores and the new sources.

"It will be a public / private effort to develop that piece of ground," Taylor said during Monday night's meeting. "The city will have to front some money on this, and as money flows back in it will pay those funds back. As the project develops, and more and more stores open up, you can see how it will increase incrementally and once the project is paid for, the city continues to receive the sales tax."

Mitchell mentioned another benefit for the TIF financing and development plan.

"Obviously being on I-40 somewhat guarantees development," he said. "But that development can be haphazard. Another benefit of having a TIF district, other than being able to raise the money to pay for the capital improvements, is to have some influence over how that property gets developed. By having it in a TIF district, that gives the city some negotiating power when the developer says they want to do 'X, Y or Z.'"

"Citizens can have some influence over how that happens" he explained, "and over how the city can enhance that development by requiring certain public improvements (such as) landscaping, sidewalks, nature trails and other public amenities where you wouldn't be able to have that opportunity if it were just a straight forward development project."



## Free Dental Advice

Yukon dentist Dr. Rick Willingham talks to Mrs. Alexis Burson's kindergarten class at Central Elementary during a visit to the school for the 40th Annual Children's Dental Health Month observance in Yukon. (Photo by Jim Powell)

# Pair

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Sebree and Lott on Feb. 2 were arrested by Yukon Police at a local motel, 920 W Main. The incident leading to their arrests is detailed in a Yukon police report.

Officers responded at 12:31 p.m. that day after another motel occupant came to the police station to report he had given food to two little girls next door because they were hungry and the girls' mother was passed out. The next-door motel occupant could smell the odor of marijuana and believed methamphetamine was being used inside the room.

Lt. Darla James and Cpl. Matthew Wolfgram both reported a strong, distinct odor

of marijuana when they arrived at the motel room.

"The odor of marijuana was so strong that we had to leave the door open to vent the motel room," Lt. James wrote in her report.

Three children, ages 6, 13 and 14 - were inside the room. A lethargic, slow responding Sebree told officers she had just "woke up" and was "very sleepy".

Police noticed "in plain sight" several items of drug paraphernalia - including half a marijuana grinder with residue, pipe, roll of tin foil, pipe, scale, spoon, and rolling papers.

Sebree admitted to smoking the marijuana "a little while ago so she could sleep."

Lott also appeared lethar-

gic and admitted taking a narcotic pain reliever because he suffered from back pain. However, he didn't have a prescription.

After getting permission to search Lott's clothing bag, Cpl. Wolfgram found a small plastic baggy containing about 4 grams of meth.

Lott also gave Wolfgram permission to search a box on the nightstand. Among items found inside were: Amphetamine tablets, small bags containing white powdery substance, glass pipes, spoons, a scale, dagger, and syringes.

Sebree gave the officer permission to look inside a cosmetics case atop a coat rack, inside which were the top half of the grinder, remnants of a marijuana ciga-

rette and a piece of foil containing meth.

Both Sebree and Lott were arrested and Sebree's three children were placed into protective custody after the Department of Human Services was contacted.

After being arrested, Sebree "admitted to having a drug problem with opiates, methamphetamine and marijuana." The mother also agreed this was no place for her kids to be.

At the Yukon Police Jail, she told Cpl. Wolfgram she wanted to "make amends" and "start a new chapter" in her life. In a written statement, Sebree indicated she wanted to "get help" and was willing to do "whatever it takes" to get her kids back.

# Gala

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Commerce members.

"Due to the forecasted inclement weather conditions on February 7th, the Chamber Awards Gala & Auction has been rescheduled for Friday, February 28, 2014," Hopkins informed members. "Location and times will remain the same."

The Feb. 28th gala will highlight the Yukon Chamber's major annual award winners: H.B. Frank Citizen of the Year - Pam Shelton, T.J. Lowery Humanitarian of the Year - Dr. Stephanie Taylor, Volunteer of the Year - Karli Stroh, Large Business of

the Year - Canadian Valley Technology Center, and Small Business of the Year - Family Wellness Chiropractic.

Winners were announced at the Chamber's December luncheon.

The event also will feature live and silent auctions, live entertainment and a trip raffle. Dinner and dessert will be catered by the Petroleum Club.

Upper-level Yukon Chamber of Commerce Gala sponsors are:

*Reception Sponsor* - Tinker Federal Credit Union

*Trip Sponsor* - Joe Cooper Ford Awards Sponsor - Arvest Bank

*Auction Sponsor* - INTEGRIS Canadian Valley Hospital

*Dessert Sponsor* - Bank of Commerce  
*Entertainment Sponsor* - First American Mortgage

The postponement until Feb. 28 gives the Yukon Chamber time to attract more members and guests to participate and/or attend the gala.

Unlimited sponsorships available are: Platinum - \$1,500, Gold - \$1,000, Silver - \$600, and Bronze (open seating for one) - \$60.

The gala/auction and golf tournament are the Yukon Chamber's two major annual fund-raisers, with proceeds benefitting its student scholarship fund. For gala reservations or more information, call 354-3567.

# Burn

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ban currently in effect (for Canadian County be lifted due to recently received moisture and that conditions as such do not present an extreme wild land fire danger."

The situation was reevaluated and verified "by a doc-

umented concurrence of the majority of the county's municipal and rural fire chiefs, or their designees" on Monday, according to the resolution signed by County Commission Chairman Phil Carson, and Members Jack Stewart and David Anderson.

When County Commis-

sioners first approved the county's burn ban, the resolution was to remain in effect from midnight Jan. 18 through noon Feb. 17.

The resolution did allow Commissioners to lift the outdoor burning prohibition before then if high fire dangers subsided.

At the time, Canadian County Emergency Management Director Jerry Smith said he didn't expect mea-

sureable precipitation over the next month. Smith cited low humidity, high winds, significant dead vegetation, and dry ground.

Anyone convicted of violating the county's burn ban resolution was subject to a fine and/or jail time.

But recent weeks have seen several winter snowfalls and sleet that have provided substantial moisture for ground and vegetation.

# Selection

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State School Boards Association has helped the Board with its search. Fifteen people applied for the post.

YPS Board several weeks ago conducted individual interviews with seven candidates before further paring down the list.

"Every step of the way, the Board has agreed on the candidates," Cannon said. "It's just been a remarkable process. The Board has had

unity all along the way.

"I'm really pleased with how well it's gone. The Board has worked together and is all on the 'same page'. Our Board is all about doing what's best for our students and the district."

The new YPS superintendent will officially start on or before July 1. Dr. Kem Keithly, a 40-year education veteran, will continue serving as interim superintendent until the new full-time superintendent begins.

# Re-Elect ALBERTS



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