

Plan

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space over the next 10 to 12 years to fund the project.

Several national retail chains and hotel-conference center are among possible additions along this booming commercial area south of I-40 near the hospital between Frisco Road and Garth Brooks Boulevard.

Under the TIF proposal, any increases (increment) in sales taxes would be retained by the City of Yukon. The City could issue revenue bonds or notes that can be repaid by that increment and spend the revenue from the bonds to build the infrastructure.

Project developers will buy the bonds; "not the bank", City Manager Grayson Bottom emphasized.

This will guarantee the planned development is "going to be built out," Bottom said.

Citizen input will be welcome at three public hearings, one at the Feb. 10th Yukon Planning Commission meeting and then two subsequent City Council meetings. The Yukon City Council will have the final say on the TIF project, and could amend the project plan budget.

PROPOSED SALES TAX INCREMENT

The proposed sales tax increment would be 90% of the City of Yukon's 2% non-dedicated sales tax, 90% of the City's 2% non-dedicated use tax and 90% of the City's 5% hotel occupancy tax "generated by commercial transactions" in Increment District No. 1.

Regardless of whether the City of Yukon raises its sales, use or hotel tax rates, the incremental tax rate would remain the same for purposes of calculating the sales tax increment generated by the district to pay project costs for up to 25 years.

The City of Yukon would directly benefit from additional growth of dedicated sales tax revenue - the 2% not included in the proposed project budget earmarked for the City's capital improvement fund and pub-

lic safety employee salaries.

Total estimated private investment for the project would be about \$75 million, in addition to an estimated \$60 million in aggregate public investment - which includes the federal portion of the Frisco Road-I-40 interchange construction.

Incremental sales tax revenues from the project and Increment District No. 1 are estimated to range between \$300,000 annually in the near term and \$3 million annually over the longer term.

"The development anticipated by the redevelopment agreement will not result in a measureable increase in demand for services by or in costs to the City of Yukon, whose public sector costs will be substantially defrayed from apportioned sales tax increments," according to the draft plan. "The public revenue anticipated includes increased tax revenue both inside and outside the increment district."

Mitchell emphasized that Yukon's TIF will be a "city sales tax-only" district.

"No property tax revenue or county sales tax will be captured by the district, which means that both Yukon Public Schools and Canadian County will see a significant increase in revenue collections," Mitchell said.

FRISCO ROAD/I40 PROJECT PLAN

A four-ramp Frisco Road/I-40 interchange, along with other public transportation improvements, "is critical to the City's need to attract major investment to the area, to preserve or enhance the tax base, to reverse economic stagnation, and provide a catalyst for retaining or expanding employment," according to a draft of the Frisco Road Economic Development Project Plan.

Federal funding could cover up to 80% of the cost of the Frisco Road/I-40 interchange. The City's share of the Frisco Road interchange could be 20% or more, an estimated \$6M-\$8M.

A new I-40 interchange at Frisco Road and related im-

provements are needed "with all the development west of Yukon," Mitchell noted.

The City of Yukon would coordinate with the Oklahoma Department of Transportation for the planning, funding and construction of the Frisco Road/I-40 interchange. City leaders hope ODOT will expedite the interchange project, which is now scheduled for 2020.

The estimated \$37 million in project costs would be financed by an apportion-

ment of sales, use and hotel occupancy tax increments from the City of Yukon's Increment District No. 1.

• **\$25 million for public improvements:** Primary transportation improvements include: The local share of the Interstate 40 interchange at Frisco Road, widening Frisco Road, extending Health Center Parkway, and construction of other roads in the project area. Other infrastructure improvements include: Water

system, sanitary sewer, storm drainage, sidewalks, and utility relocation. Public amenities include: Streetscapes, landscaping, lighting, water features, and parks.

• **\$10 million for development financing assistance and land acquisition:** Specifically acquisition of rights-of-way and other land for public use, assistance for business location, relocation, expansion, or tenant improvements, and land creation.

• **\$1 million for project**

implementation: Preparation of the project plan, implementation, planning, design, market studies, surveys, legal, engineering, direct administrative costs, organizational costs, and annual report.

• **\$1 million project contingency**

The City of Yukon must extend Health Center Parkway to attract more "big box stores" interested in prime retail sites, Mayor Ken Smith said.

Seat

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Grba said the city's growth, however, needs to be directed in a financially conscious way.

"It's obvious from a development standpoint, we're really taking off, especially with what's happening on the west side," the Ward 1 incumbent said. "It's good for the city but it needs to be done in the right way and we still need to be fiscally responsible. Yukon is really expanding and it's fantastic. But at the same time we don't want to spend ourselves out of house and home in case there's an economic downturn."

One of Grba's goals if he's elected to another term on the council is to contribute to a serious effort to build a large sporting venue in the city to stay in stride with all the sports leagues and activities that come with a growing population.

"The council has discussed this before and we really want to do a top notch job (with) a recreational facility

with soccer fields, baseball fields, things like that as the population grows," Grba said. "The demand for that is really going to become much higher than it is right now and it's already very high."

Ward 1 challenger Richard Russell decided to enter the race because he fears the religious underpinnings of the community may be slipping away.

"For a while now I've had a real strong conviction in my heart that it's just time for Christians to stand up for their rights and quit allowing God to be pushed out of the government and even our schools," Russell said regarding his beliefs in the spiritual nature of the community.

The Ward 1 challenger believes the idea of the "separation of church and state" has been distorted.

"The fact of the matter is there's no such thing as the separation of church and state," Russell maintains. "If you look (at) the first amendment it's not there. That all came from a correspon-

dence Thomas Jefferson had. ... and it's been taken out of context to the point of where we are now."

"I just feel like it's time for Christians to stand, put other Christians in office, and maybe we can get the morals of this country turned around where they belong. I'm not a politician, there's just some strong convictions I believe in."

Russell has been building homes primarily in Yukon for two decades and is familiar with the critical need for a permanent source of water that faces Yukon and other Canadian County cities.

"Me being a homebuilder I know we've got serious issues with water," he said. "We're going to have to find some new sources along with treatment. We're buying it from Oklahoma City and it's just not a real good thing. It's not going to be an easy fix but that's the biggest (problem) that we've got to correct."

The non-partisan municipal primary is on Tuesday, March 4. The general election, if needed, would be April 1.

Teachers

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ucation, says "The Event" will be staged 6 p.m. Tuesday, March 25 inside the Yukon High School cafeteria, 1777 S Yukon Parkway.

The announcement of Yukon Public Schools' 2013-14 "Teacher of the Year" will highlight the seventh annual celebratory reception.

Finalists for the district-wide honor are: Brian Payne, Yukon High School; Tylar Clifft, Shedeck Elementary; Angela Flanary, Surrey Hills Elementary; Jamai Hirschler, Parkland Elementary; Kimberly Cox, Independence Elementary; Kristen Eck, Ranchwood Elementary; Britnee Lesser, Lakeview Elementary;

Mary Moore, Skyview Elementary; Amy Ogletree, Myers Elementary; Brenda Saathoff, Central Elementary; and Markus Trulove, Yukon Middle School.

These district TOY finalists, along with Yukon's Rookie Teacher of the Year, will be treated like royalty at The Event.

Organizers plan to roll out the red carpet to acknowledge their heart-felt commitment, expenditure of time and immense dedication to Yukon youth.

"Yukon students continue to excel because of the caring and concerned educators of Yukon Public Schools," Koontz wrote in a

letter to community leaders.

Businesses and organizations are encouraged to honor their community's best teachers by donating gift cards and certificates for individual "gift card bouquets" presented that evening.

Supporters are asked to donate 14 gift cards or certificates from their businesses and organizations.

Event sponsors also are needed: Millers to the Core (\$250 or more), Yukon's Best (\$100), Red (\$50), and White (\$25) are sponsorship levels available.

Get involved in The Event by calling Koontz at 354-2579 or emailing her at dlynn.koontz@yukonps.com.

Cleared

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what happened.

The Canadian County District Attorney's Office issued a statement that reads: "no action will be taken" against officer Stilley.

Yukon Police Chief John Corn said investigators reported that due to the circumstances, the accident couldn't have been avoided by any motorist.

"It was a very tragic and unfortunate incident that involved a policeman but it could've involved any other motorist who would have happened to be driving down that street at that particular time," Chief

Corn said. "It just so happened that it was Cpl. Stilley's vehicle and not a civilian motorist."

Chief Corn said police checked the log history of Cpl. Stilley's vehicle "to make sure we were not traveling over the posted speed limit and that there were not any other factors that would indicate that anything was abnormal outside of the location and the circumstances as we knew them."

"We feel very sad for the family and the way that situation unfolded."

Johnson was a life-long metro area resident who worked at Tinker Air Force Base as a mechanic engineer.

Charged

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events that began last Nov. 29 when the mother of the original victim, a 14-year-old, notified Oklahoma City police.

"She had looked at her daughter's diary one day and saw that her daughter had chronicled a sexual assault on her by a man," Oklahoma City Police Sgt. Gary Knight said. "Ultimately investigators were able to identify two more victims," all of them females in their early teens.

According to reports, the mother of the first victim read in her daughter's diary and "discovered that the girl had written about Ervin touching her and forcing her to perform oral sex on him on several occasions."

Yukon City Manager Grayson Bottom said the arrest was the result of a lengthy investigation and that Ervin has been suspended pending the outcome of the investigation.

"We will take appropriate steps when the information is made available," Bottom said.

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DADDY - DAUGHTER DANCE
 SATURDAY, FEBRUARY 1, 2014
 ROBERTSON ACTIVITY CENTER
 HWY 66 & YUKON PARKWAY
 \$5 in advance
 \$7 day of the dance
 AGES 4-8 FROM 3:00-4:30 PM
 AGES 4-8 FROM 5:00-6:30 PM
 AGES 9-12 FROM 7:00-8:30 PM
 LIMITED NUMBER OF TICKETS PER DANCE
 Ticket Locations:
 Community Center
 Jackie Cooper Gym
 Robertson Activity Center
 Information: 354-8442
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