

**Weatherford Area Economic Development Foundation**  
**Meeting Minutes**  
**October 12, 2016**  
**Weatherford City Hall – 522 W. Rainey Ave – Weatherford, OK 73096**

- **Call to Order** – Chuck Dougherty called the meeting to order at 7:00 a.m. President Hixson was away on business.
- **Notice** - Notice of the meeting was posted at the Weatherford City Hall and filed in the office of the Municipal Clerk at 9:00 A.M., October 5, 2016
- **Attendance** - Please see attached sign-in sheet for attendance. Several special guests were recognized or introduced.
- **Approval of Minutes** – Minutes from the meeting of September 14, 2016 where unanimously approved.
- **Presentation of Treasurer's Report** - The WAEDF financial information was provided to members by Wes Magill, Treasurer. Funds in reserve total \$108,753.46 as of 09.30.2016.
- **WAEDF Economic development update** - Chuck Dougherty reported on the following:
  1. Exit 82 Phase II – Some recent delays experienced due to offer/counteroffers with the purchase of a very small 1/25<sup>th</sup> acre of land necessary to move forward. ODOT has revised the start date to the Spring 2017. All is in place with the City and ODOT.
  2. Exit 82 Phase III – Will follow Phase II.
  3. New Retirement Living Center construction to begin within 30 days. 48 units are planned.
  4. Weatherford Industrial Trust – is in the process of purchasing additional land for business development.
  5. Old Ford Dealership Property – Engineering concepts and plans for the next phase and drainage indicate fixes could cost as much as \$600 - \$750 thousand to complete. For now grass has been planted while final decisions and funding are plans are pending.
  6. AEP – 10,000 sq. ft. Service Center construction is progressing
  7. Building Permits 2016 YTD- 27 residential, 7 commercial, and more construction outside City limits.
  8. Sales Tax Results – Down 12.5% for Aug compared to last year, down 8.7% year to date. Requiring careful management of City budgets.
  9. Next Meeting – The annual WAEDT membership lunch will be held Monday November 7 at 11:30 a.m. at Lucilles. Two great speakers are planned.
- **Special Presentation – Mayor Mike Brown. Mike has served as Mayor since January 2004. The Mayor provided a very informative update on the many projects and priorities that are of interest to Weatherford and surrounding area. Some highlights of his presentation included:**
  - **Great Employees** – The Mayor complimented the many hard working employees of the City. The number has increased slightly from 107 employees in 2004, to 115 at present. The increases include three additions to the Fire Department, two in the Police Department, and two at the Stafford Museum. The City employee turnover rate is under 5% annually.
  - **Budget Management**- Weatherford operates with a budget of approximately \$17 million annually including the public works authority.
  - **City Growth** - The Population of Weatherford continues to grow each year.
  - **Public Schools** – Weatherford Public Schools have 2280 enrolled in the 2016/17 school year. The quality of education for our youth is fundamental in making a great City attractive to growth and development.
  - **Housing** - Available housing has been an asset to Weatherford. Pricing of homes is higher than surrounding communities but Weatherford homes typically maintain and grow in resale value.
  - **Senior and Retirement Living** – A new Retirement Housing investment is coming to Weatherford and has already experienced much interest. This will be a great add to the existing offerings already in place.
  - **Roads and Transportation** – ODOT and Weatherford continue to work together to focus on roads, bridges, and improvements needed as the City grows. Some examples include the bridge to Walmart, exit 82 exit ramp, future plans for Main Street and Heartland Museum access, and plans to rebuild and widen the I-40 Bridge at Airport Road.
  - **Future Vision** – The National Guard Readiness Center is a vision for the future of Weatherford. The Industrial Trust donated 30 acres to enable new construction sometime in the future that will bring perhaps 100 people to Weatherford every weekend for training, and bring jobs for the community.
- **Meeting adjourned at 7:55 a.m.**

Respectfully submitted by:

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Gary Mol - Secretary

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Chuck Dougherty - WAED Director