

## **Appendix D. Public Workshop and Comments**

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Public information workshop synopsis

Sign in sheets

Public Comment Sheets

Letters

Affidavit of Publication

## Public Information Workshop; CrossTimbers project

1. On May 15, 2002, the Skiatook Economic Development Authority (SEDA) held an information workshop at the Skiatook Community Center, Skiatook, Oklahoma to inform the public about its plans to lease land at Skiatook Lake and subsequently sublease it to Statesource, L.L.C. for development. The workshop was open to the public from 12:00 noon to 8:00 PM. The workshop was also intended to solicit questions and concerns from the public about the project. The project is planned to be located on federal lands and leased by SEDA. Therefore federal law requires NEPA documentation for the project.

2. A copy of the Affidavit of Publication and the Skiatook Journal newspaper story are also contained in Appendix D following this summary. In addition to this written notice, Blu Hulsey, Town Coordinator and SECA Chairman, announced the planned workshop at Skiatook Chamber of Commerce and Skiatook Lake Association meetings.

3. The workshop was an open house format consisting of information tables accompanied by poster type displays. A computer "powerpoint" presentation was continuously shown throughout the presentation. Personnel from SEDA, Statesource, Corps of Engineers, OSU-Tulsa, and Alexander Consultants were available to answer questions and discuss the proposed project. The open house format allowed people to come in when their schedule allowed and to have their questions answered and concerns communicated.

4. Participation was as follows:

- a. SEDA
  - i. Mr. Blu Haulsey
  - ii. Mr. Bill Green
  - iii. Mr. Bob Bruning
  - iv. Dr. Scott Carlson
  - v. Mr. Don Branscom
  - vi. Mr. Don Billets
  - vii. Mr. Cliff Taylor
- b. Statesource
  - i. Mr. Ron Howell
  - ii. Mr. Kevin Coutant
- c. Corps of Engineers
  - i. Mr. Jeffrey London
  - ii. Mr. Greg Bersche
  - iii. Mr. John Tennery
  - iv. Ms. Pam Kelley
- d. Alexander Consulting
  - i. Dr. Tom Alexander
- e. OSU-Tulsa

- i. Dr. John Lamberton
- f. Osage County
  - i. Mr. Scott Hilton

5. Over 65 attendees signed the sign-in sheet, which was at the primary entrance to the meeting room. It appeared that a significant number of additional people attended but did not choose to sign-in. The sign-in list is provided in Attachment D following this summary.

6. The workshop was characterized by a very open environment for asking questions of the numerous representatives. Many attendees stayed for lengthy periods while a few simply reviewed the materials and left. Most, however, interacted with the numerous representatives and received informed answers to their many questions. The questions asked and issues raised were in the following categories: selection of lake, water quality, aesthetics, environmental assessment, project design, economics, and business.

- a. Selection of lake
  - i. Lake Skiatook was selected as a pilot lake under the Federal Lakes Recreation Demonstration Laboratory as part of the National Partnership for Reinventing Government. This program was established to provide a way of increasing recreation facilities at government owned lakes through a federal-public-private partnership.
- b. Water Quality
  - i. Water quality is of utmost importance to this project. The golf course is being designed to control runoff from reaching the lake. The marina will be built and operated in accordance with all federal, state, and local laws. An Environmental Manage Plan is being incorporated into planning, construction, and operation of all proposed parts of the project.
- c. Aesthetics
  - i. The proposed CrossTimbers project is being planned to be in harmony with the Lake Skiatook area. Other high quality projects have been used as templates in the planning of the proposed facilities. Heckenkemper Golf Course Design, who has recently built a “target golf” course on federal land at Lake Texoma, is designing the golf course.
- d. Project Design
  - i. As stated in the answer above, the proposed CrossTimbers project is being designed to be in harmony with its surroundings. All improvements will require the review and approval of the Corps of Engineers and SEDA.
- e. Economics
  - i. The proposed project will bring a needed boost to the local area. Not only in its construction, but also in its operation. Increased recreational facilities will provide dollars to not only Skiatook

Lake area but also the surrounding cities. In addition, the operation of a quality project on the project lands will set a quality standard for the balance of the private development around the Lake.

f. Business

- i. A large number of business related questions were generated from this workshop. Since these questions fall outside of the Environmental Assessment scope, they are being answered directly.

Skiatook Economic Development Authority  
 Crosstimbers Project  
 Public Workshop  
**Sign In Sheet**

Name	Address	State	Zip	Phone
Gary Yarbrough	VVEC	Collinsville		371 2584
Jerry Wagner	VVEC	Collinsville		371-2584
Dave Truelove	Skiatook		74070	396-3046
Clint Moya	SKIATOOK		74070	396-0132
Sharon Burton	Skiatook		74070	396-2091
Beverly Collins	SKIATOOK		74070	396-4692
Sam Rubin	Skiatook		74070	396-2091
Ken Taylor	14660 DORR DRIVE SKIATOOK, OK		74030	396-7600
Don Yancey	Skiatook		74070	396-9397
Paul Greenwood	Skiatook		74070	396-2626
Tracy Berach	USACOE	Skiatook Lake Office		
Kim Berach		Skiatook		396 3544
Scott Hiltz	SKIATOOK			396-2747
RD Williams	SKIATOOK			396-0200
Roger Tomlinson	Skiatook			396 4199
Kellie Tomlinson	Skiatook			396 4199

Note: This information is optional and will be used only for the purpose of the environmental investigations. Your name and address ONLY will be used to keep you informed of future events related to this project. If you do not wish to be included on the list, please note the wish next to your name. Thank you for coming today.

Skiatook Economic Development Authority  
 Crosstimbers Project  
 Public Workshop  
**Sign In Sheet**

Name	Address	State	Zip	Phone
Bob Brown	222 E. Geach	OK		395-2489
Tommy Rich	1310 N 55 <sup>th</sup> W Ave			396-4248
Jason Norrid	16102 N 103 <sup>rd</sup> Pl. W.			396-7856
Shawn D. Clement	10902 Burton Rd			396-3433
Don Branscum	1020 N. Country Meadow Ln.			396-3084
John W Pippin	PO Box 575			396- <del>8544</del>
Bob McIntyre	1125 W 68 <sup>th</sup> AL			288-7757
Pam Kelly	COE - 1645 S 101 <sup>st</sup> E. Ave.			669-7698
MaryBeth Hudson	PAO 1645 S. 101 <sup>st</sup> E. Ave Tulsa, OK 74128			669-7361
RICHARD FREEMAN	"			669-7250
Martin Tucker	112 E Rogers			396-0248
John TENERY	COE			669-7406
Richard A. Carter	HC67 Box 3500			396-4740
Mike Moyer	1807 S. Broadway Skiatook			396-2345
Jeff Honda				669-7571
Darlene Bricker	12345 Wells Drive - Skiatook			396-1986

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Skiatook Economic Development Authority  
 Crosstimbers Project  
 Public Workshop  
**Sign In Sheet**

Name	Address	State	Zip	Phone
JOHN NIELSEN	P.O. Box 399	OK	SKIAHOOK	918-396-2797
Brooks Lord	13550 W. 173 <sup>rd</sup> St	OK	SKIAHOOK	74070 918-396-0894
Scott + Kristie Carlson	5401 Sunset Rd	OK	SKIAHOOK	396-3225
Julie + Steve Guy		OK	TULSA	494-7718
Ron + Linda Miller		OK	SKIAHOOK	396-9868
Bob + Lavona Wyckoff	14650 Tiffany Ln	OK	SKIAHOOK	396-7869 74070
Jim Aeslar	10890 W. Burton Ln.	OK	SKIAHOOK	74070
Beverly Taylor	14790 Chanel Lane	OK	SKIAHOOK	396-2571 396-4346
Shayne Barton	601 W 5th	OK	SKIAHOOK	396-2715
Betty Barton	601 1/2 W 5th	OK	SKIAHOOK	396-2715
Paula Taylor	14660 Dior Dr	OK	SKIAHOOK	396-7600
Shantelle Sutton	11045 W 112 <sup>th</sup> Pl	OK	SKIAHOOK	396-4903
Roger Hawthorn	14765 CHANEL LN.	OK	SKIAHOOK	396-3445
Kevin Stubbs	15501 N. 95th	OK	SKIAHOOK	396-1891

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Skiatook Economic Development Authority  
 Crosstimbers Project  
 Public Workshop  
**Sign In Sheet**

Name	Address	State	Zip	Phone
Robert M Butler	1714 S. Boston	TULSA	74119	582-2511
<del>Clifford [unclear]</del>				
Bob Ryan	303 E. 1st	SKIA TOOK		396-2292
JAY L. JONES III	COE			443-2250
Virginia M Bennett	P.O. Box 98	SKIA TOOK	74070	396-0356
Sam [unclear]	P.O. Box 9	SKIA TOOK	OK 74070	396-1920
Mark Rankin	P.O. Box 96	SKIA TOOK	74070	
Lynn Buzzard	SKIA TOOK			
Sherril Pruden	SKIA TOOK		10807 W. Burton Lane	
Sp. Hawksworth	SKIA TOOK		14765 Chanel Lane	74070
AB Bayarlu	SKIA TOOK		402 E. Oak	
Larry Harper	SKIA TOOK		74070 4201 W Country Rd	
Will Hulet	SKIA TOOK		74070	396-3134
Donna [unclear]	SKIA TOOK		74070	396-2345
Jayne Deason	SKIA TOOK		74070	396-4346

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Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

# PUBLIC COMMENT SHEET

The Skiatook Economic Development Authority is interested in your thoughts about the proposed Crosstimbers project at Skiatook Lake. The project will include a golf course, RV Park and rustic cabins, marina, and village.

- Name and Address

Name: Dave Truelove

Address: H. C. 67 Box 343

City, State, and Zip: SKiatook OK 74070

Phone: 396-3484

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident

Property Owner

Merchant

Other \_\_\_\_\_

- Comments?

Glad to see your presentation.  
I think this will be good for economic  
development for the entire lake area  
and the town of Skiatook. good luck!

Signature: David L. Truhove

Thank you. Your Input is valuable.

- More room for comments on the back-

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Public Workshop  
May 15, 2002

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- Name and Address

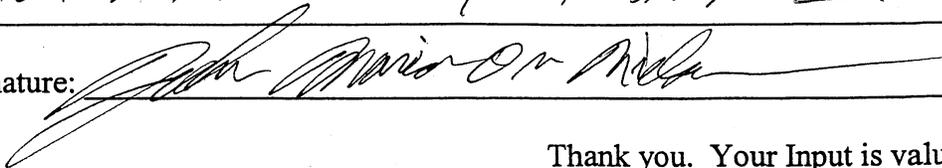
Name: JOHN NIELSEN  
Address: P.O. BOX 399  
City, State, and Zip: SKIATOOK OK  
Phone: 918-396-2797

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident                       Property Owner                       Merchant  
 Other TRUSTEE

- Comments?

TRANSPORTATION IS VITAL, ROADS &  
AIRPORT. INCLUDING TULSA INTERNATIONAL,  
SKIATOOK MUNICIPAL (2FB). I AM A TRUSTEE TANNOR  
SKIATOOK AND A COMMERCIAL PILOT B-737'S ER.

Signature: 

Thank you. Your Input is valuable.

- More room for comments on the back-

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

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- Name and Address

Name: OMAR Bayouh

Address: 608 Tallchief Ct

City, State, and Zip: Skiatook OK 74070

Phone: 394-2345

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident

Property Owner

Merchant

Other \_\_\_\_\_

- Comments?

We Need This !!

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: 

Thank you. Your Input is valuable.

- More room for comments on the back-

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

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The Skiatook Economic Development Authority is interested in your thoughts about the proposed Crosstimbers project at Skiatook Lake. The project will include a golf course, RV Park and rustic cabins, marina, and village.

- Name and Address

Name: CLIFF TAYLOR

Address: 16210 Wind Hill CR.

City, State, and Zip: SKIAHOOK, OH 74070

Phone: 376-0396

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident

Property Owner

Merchant

Other \_\_\_\_\_

- Comments?

THIS PROJECT IS VERY IMPORTANT TO  
OUR AREA + WE SUPPORT IT 100%

\_\_\_\_\_  
\_\_\_\_\_

Signature: Cliff Taylor

Thank you. Your Input is valuable.

- More room for comments on the back-

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Public Workshop  
May 15, 2002

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- Name and Address

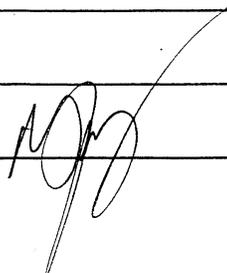
Name: Mike Mayer  
Address: 1807 S. Broadway  
City, State, and Zip: Skiatook Ok 74070  
Phone: 918-396-2345

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident       Property Owner       Merchant  
 Other \_\_\_\_\_

- Comments?

Med Membership Capabilities  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: 

Thank you. Your Input is valuable.

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May 15, 2002

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- Name and Address

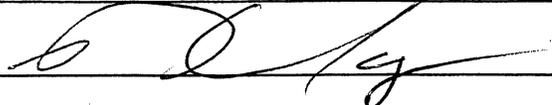
Name: DAN VANCEY  
Address: PO Box 399  
City, State, and Zip: SKIAHOOK, OK 74070  
Phone: 918-396-9397

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident                       Property Owner                       Merchant  
 Other \_\_\_\_\_

- Comments?

IF THE PROJECT IS COMPLETED TO  
THE SPECS OUTLINED IT WILL  
BE A GREAT ASSET FOR SKIAHOOK  
AND THE STATE OF OKLAHOMA.

Signature: 

Thank you. Your Input is valuable.

- More room for comments on the back-

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

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- Name and Address

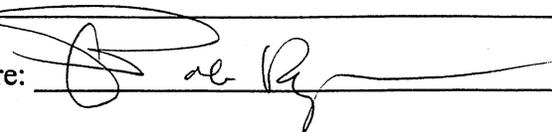
Name: Bob Ryan  
Address: 303 E 1st  
City, State, and Zip: Skiatook, OK  
Phone: 396-2298

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident                       Property Owner                       Merchant  
 Other \_\_\_\_\_

- Comments?

This could be a great project and  
show the way to a better way  
to think about public recreation

Signature: 

Thank you. Your Input is valuable.

- More room for comments on the back-

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

# PUBLIC COMMENT SHEET

The Skiatook Economic Development Authority is interested in your thoughts about the proposed Crosstimbers project at Skiatook Lake. The project will include a golf course, RV Park and rustic cabins, marina, and village.

- Name and Address

Name: ROGER WILLIAMS

Address: 110 E 136<sup>TH</sup> ST N

City, State, and Zip: SKIATOOK OR 74070

Phone: 396-0200

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident

Property Owner

Merchant

Other \_\_\_\_\_

- Comments?

IT WILL BE GOOD FOR THE AREA!

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: Roger D. Williams

Thank you. Your Input is valuable.

- More room for comments on the back-

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

# PUBLIC COMMENT SHEET

The Skiatook Economic Development Authority is interested in your thoughts about the proposed Crosstimbers project at Skiatook Lake. The project will include a golf course, RV Park and rustic cabins, marina, and village.

- Name and Address

Name: Jim & Sharon Burton

Address: P.O. Box 669

City, State, and Zip: Skiatook, OK 74070

Phone: 918-396-2091

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident

Property Owner

Merchant

Other \_\_\_\_\_

- Comments?

Great!!

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: Sharon Burton

Thank you. Your Input is valuable.

- More room for comments on the back-

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

# PUBLIC COMMENT SHEET

The Skiatook Economic Development Authority is interested in your thoughts about the proposed Crosstimbers project at Skiatook Lake. The project will include a golf course, RV Park and rustic cabins, marina, and village.

• Name and Address

Name: Carol J. Mitchell  
Address: 14630 Valley View Drive  
City, State, and Zip: Skiatook, OK 74070  
Phone: (918) 396.3796

• Are you a resident, property owner, or merchant in the vicinity of the project?

- Resident                       Property Owner                       Merchant  
 Other \_\_\_\_\_

• Comments?

This sets a precedent for other groups to develop along the shoreline of Skiatook Lake as well as other "Corps-owned" Oklahoma lakes. You have chosen a serene, pristine  
Signature: Carol J. Mitchell (over)

Thank you. Your Input is valuable.

- More room for comments on the back-

lake to destroy. Why not develop on Oologah Lake so Oologah can grow? Is it not as lovely?

Outside builders put cost factor as a priority over wildlife, shoreline, natural beauty, and cleanliness of lake. The inevitable larger boats will maim the shoreline. Sewage drops must be properly installed, or we'll have the same problem as Grand Lake, for example.

From my kitchen window and back deck I will view this development. I pray we are not putting the almighty dollar over nature's rustic beauty!

Carol G. Mitchell

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

# PUBLIC COMMENT SHEET

The Skiatook Economic Development Authority is interested in your thoughts about the proposed Crosstimbers project at Skiatook Lake. The project will include a golf course, RV Park and rustic cabins, marina, and village.

• Name and Address

Name: Osage Log Homes  
Address: P.O. Box 119 / 14630 Valleyview Drive  
City, State, and Zip: Skiatook, Oklahoma  
Phone: 918-396-3796 - / Fax 396-7262

• Are you a resident, property owner, or merchant in the vicinity of the project?

- Resident
- Property Owner
- Merchant
- Other \_\_\_\_\_

• Comments?

As a merchant, property owner, and resident of Skiatook area since 1991, I am very concerned with outside private companies deciding the future development

Signature: Joe A. Mitchell, President OTH

Thank you. Your Input is valuable.

- More room for comments on the back-

"over"  
↓

of one of Oklahoma's most scenic lakes.

Questions that are of a major concern for local merchant's should be the following:

- (1) Do local area merchant's have a chance to profit in the creation of Cross Timber Village, such as the rustic cabins?
- (2) Who is accountable in the event that State Source L.L.C. is insolvent?
- (3) Will the local citizens and landowners be given a concise project plan of surveys, specs, and ecological requirements?
- (4) Could the present landowners of homes bordering Corp land be offered the option of buyout by State Source or the U.S. Corp if they desire?

My present location in the Summit west of Skiatook allows me to view the proposed area. I hope that this project is not closed to me, a businessman who sells log products.

Skiatook Economic Development Authority  
Public Workshop  
May 15, 2002

# PUBLIC COMMENT SHEET

The Skiatook Economic Development Authority is interested in your thoughts about the proposed Crosstimbers project at Skiatook Lake. The project will include a golf course, RV Park and rustic cabins, marina, and village.

- Name and Address

Name: Sam Avant

Address: P.O. Box 9

City, State, and Zip: Skiatook, OK 74070

Phone: 396-1920

- Are you a resident, property owner, or merchant in the vicinity of the project?

Resident

Property Owner

Merchant

Other Long time Skiatook developer.

- Comments?

The idea of a Randy Heckenkemper designed golf course and a new  
marina at our lake is welcome news. It would be good for the people  
who live here and would draw both visitors and potential move ins to the  
area. The proposed new camping and cabins would also be good.

Signature: Sam Avant Con't. on back

Thank you. Your Input is valuable.

- More room for comments on the back-

However, before the Town of Skiatook begins taking on any new subdivisions or developments that far west of town, I think it should consider what is presently here and how it could help the people who have developed and lived here for years. In the last several years new subdivisions have been developed in which the Town took a great deal of right of way from the developers and

does not seem to be capable of mowing and maintaining. New additions on Lombard, 133rd St. N. & Osage Ave. are good examples of where the Town

and the county have talked about deepening ditches, raising the road, (particulary south Lombard) and making all these areas drain better. Nothing has been done. The town should also consider that these projects west of the lake will not draw people toward the center of our town as it now stands.

A comprehensive plan to improve Oak Street from W. 52nd Ave. back to Lombard, then South to 133rd St. N. and over to Highway 11 should take priority over trying to provide expensive services to any developments at the lake.

Oak street in front of the Middle School should be the next commercially developed area for our Town instead of spreading it west all the way to

Hominy. The fact that the Town built a gravel sidewalk for kids along Oak St. almost 3 years ago & has not improved it any since is an embarrassment.

Also, if the Town cannot provide electricity and water to new developments it should not even begin to annex them.

Golf courses on their own cannot survive without development surrounding them.

The people who were listed at the public hearing as being involved with this project are developers who will never live in this area but would not be

investors without the high probability of development.

I am not against that, but I believe the people who have developed and built this

Town for years should have plenty of consideration for their problems before

we go bending over backwards to court outside developers.

# CRYSTAL BAY MARINA INC.

HC67 BOX 3500  
SKIATOOK, OK 74070

Phone 918-396-4240 EXT 202

May 15, 2002

The U.S Army Corps Of Engineers  
Tulsa District  
Tulsa, Oklahoma

Dear Sir

The following concerns about the project proposed for Tallchief Cove area need to be publicly addressed before a lease is given to the Town Of Skiatook (~~SEDA~~) or to any intity.

A complete disclosure of the names of the parties involved.

A complete disclosure of the financial position of each party.

A resource list of each investor.

Their name, address and the amount of investment.

A detailed business plan to include:

Plans and Specifications

Site Plans

Surveys

Ecological Survey

What changes will the project make for the people who currently use the lake for recreation?

What will the expected additional use do to the water quality?

What additional shoreline erosion will be caused?

What will the end result be on the natural beauty of the Lake?

Archiological Survey

Economic Impact Study

To include survey from community on the desirability.

Tax and other revenue to Local and State Government.

Traffic flow in a 10 mile radius. ( safety)

Shift in traffic from current routes. Hwy 11- Hwy 20 - Hwy 75

Impact to local business from the traffic pattern changes.

Impact to local Tax Revenues because of traffic pattern changes.

The amount of our Tax Dollars put into private business pocket

The equal amount of Tax dollars given to existing businesses.  
If economic prosperity is lost to existing business, what surety is provided to compensate and insure their survival?

The fact is this: State Source & ~~CEPA~~<sup>CEVA</sup> have given the public little information about this proposal and what they have made public is weighted to reflect only their view and only the positive, while speculative points.

With the information provided to this date it is impossible for me or any Citizen of Skiatook, Sperry, or the Lake area to decide in favor or opposition to the proposal.

Secrecy and Non Disclosure have never been successful in the long term for our Government Representatives.

Sincerely,



Richard L. Barton  
Vp. Crystal Bay Marina Inc.

**EAST RIDGE ESTATES  
HOMEOWNERS ASSOCIATION  
SKIATOOK LAKE  
OKLAHOMA**

Mailing Address:

P.O. Box 1055  
Owasso, OK 74055

May 31, 2002

Mr. Blu Hulsey  
Skiatook Economic Development Authority  
P.O. Box 399  
Skiatook, OK 74070

Post-It® Fax Note	7671	Date	# of pages ▶ 4
To	Matt Albright	From	Blu Hulsey
Co./Dept.		Co.	
Phone #	594-8281	Phone #	
Fax #		Fax #	

Dear Blu Hulsey,

I am writing on behalf of the East Ridge Estates Homeowners Association. We are the neighborhood located immediately south of Skiatook Dam on the road to Sperry, Oklahoma. A recent article in the Skiatook Journal about the proposed development at the lake has concerned us. No homeowners of East Ridge Estates were contacted about the public workshop which was held on May 15, 2002. According to the Skiatook Journal article a large development plan was unveiled which directly effects our neighborhood.

As homeowners, we are not against sensible development in our area. However, we are very concerned with the proposed development at our shared Corps Of Engineer property lines and on our access road. Therefore, our Association requests a meeting with all appropriate parties in which the proposal will be reviewed, our questions addressed, and our input documented.

Attached you will find a copy of our association's letter to the Editor of the Skiatook Journal. We look forward to the Skiatook Economic Development Authority's (SEDA) response to these questions.

Sincerely,  
The East Ridge Estates Homeowners Association



Kevin Clough

CC: W.E. (Bill) Green, Skiatook Economic Development Authority, RCB Bank  
Jim Patrick, Skiatook Economic Development Authority, Exchange Bank  
Cliff Taylor, Skiatook Economic Development Authority, Taylor Motors

May 30, 2002

TO: The Letter To The Editor Department, Skiatook Journal

FROM: The East Ridge Estates Homeowners Association

The families of East Ridge Estates, the neighborhood located immediately south of Skiatook Dam on the road to Sperry, offer this open letter in response to the Lake Development article which appeared in the May 22<sup>nd</sup> 2002 addition of the Skiatook Journal.

East Ridge Estates shares a property line with the U.S. Army Corps Of Engineers on the north and west sides. We are a neighborhood of over 125 lots and currently twelve homes. We believe in growth which benefits all residents. Well planned growth by the Lake can create much needed economic opportunity for Osage County and become an important part of Oklahoma Tourism. However, we each built our home in East Ridge Estates with the desire of retiring or raising our families in a safe rural neighborhood with opportunities for them to experience the beauty of nature.

We, as homeowners, are concerned with the lack of involvement of lake area residents in the proposed development. None of our homeowners nor our Homeowner Association was contacted at any time about this proposal. Therefore none of us were in attendance at the May 15, 2002 public workshop. Our first knowledge of the plan was from the Skiatook Journal article following the workshop. We do not want our lack of attendance at the meeting to be construed as support for the plan. In fact, we have requested a meeting with all appropriate parties so that we can better understand the proposal and voice our concerns. We are concerned as well that this project is moving along very quickly and in doing so potential problems and good ideas may not surface in time to be adequately considered.

Specifically The East Ridge Estates Homeowners issues with the proposed development of Skiatook Lake are:

### 1.) *Management of the Corp Land*

When we purchased our land, we understood that the Corp of Engineer land which forms a perimeter around Skiatook lake was to remain public recreational land. The proposal states that this public land would be leased by the Corps of Engineers to SEDA (Skiatook Economic Development Authority) which in turn would sub-lease it to a group called State Source. Would we then still have access to the lake? Will there be a fee to use the land? Who will maintain it? What will happen with easements? Could this property be sub-leased again? Can private citizens sub-lease this property?

### 2.) *Growth*

Over-commercialization and uncontrolled growth on the established Lake perimeter zone is a concern with the proposed development. We hope not to lose the habitat of the many fish and aquatic species which may be adversely effected by losing large tracts of shoreline in a very concentrated area. The game which inhabits these areas could also be driven further from their water source thus eliminating hunting and wildlife viewing.

### 3.) *Funding*

The source of funding for this development is not clear to us. If public funds are to be used, are they to be used in totality or in a matching form? With the use of public funds will a referendum be needed for this proposal? How much of the funding has already been secured? How much has to be secured before the next phase of the project begins? What is SEDA, are its members elected or appointed, how does one become a member, to what entity does SEDA answer and are their meetings open to the public?

### 4.) *Impact to the Skiatook Economy*

High density development in the area from Tall Chief Cove to Skiatook Point would seem to put an undue burden on local area infrastructure. The lake has 160 miles of shoreline and all of the proposed development is concentrated in the 4 or so miles near the dam. Will there be adequate law enforcement? How will the roads be maintained? What about emergency services?

SEDA must believe that this project will stimulate Skiatook's economy. However, won't Skiatook businesses be by-passed as tourists driving north from Tulsa or the airport take the 86<sup>th</sup> street exit to Skiatook Lake or the

proposed Northwest Passageway (Parkway)?

*5.) Environment*

The Environmental Impact Study (EIS) and National Environmental Policy Act (NEPA) which John Tenner mentioned in the article were reported to take up to two years to complete. Will the results of these studies be incorporated into the development plan? With the groundbreaking scheduled for 2003 it appears some of these studies would not be done in time to be useful.

*6.) Pending Studies*

Has the Oklahoma Water Resource Board completed its studies and given approval? Have there been feasibility studies issued on marina development and golf course development? Has Dr. John Lamberton, Oklahoma State University Environmental Management Programs, issued his business plan and market analysis? Has he completed his community surveys and environmental impact assessment? Will these findings be presented in a public forum?

We at East Ridge Estates ask to be a part of the development of this Osage County treasure, Skiatook Lake. As landowners residing near the lake, we feel our concerns are shared by many tax-paying citizens in the Sperry and Skiatook communities.

Sincerely,  
East Ridge Estates Homeowners Association



Kevin Clough

*Mailing Address:*

P.O. Box 1055  
Owasso, OK 74055



**Frank Keating**  
Governor

May 7, 2002

Mr. Blu Hulsey-Chairman  
Skiatook Economic Development Authority  
P.O. Box 399  
Skiatook, OK 74070

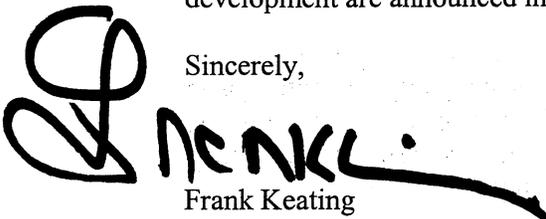
Dear Mr. Hulsey,

I am writing to express both my support and enthusiasm for your lease from the Corps of Engineers of approximately 550 acres of land around Skiatook Lake. I understand this is for the purpose of joining with StateSource, L.L.C. in building and operating an eighteen hole championship golf course, marina, cabins, conference center and expanded camping area. Skiatook Lake is one of Oklahoma's cleanest and most beautiful lakes, and your development is very appropriate to recreational uses of this lake. Too often we have seen Corps lakes not able to develop to their true potential, and I am very pleased that Skiatook Lake has been selected in the Demo Labs program to be allowed to further develop. This lease and the subsequent economic development it will stimulate will go a long way toward building the economy around the City of Skiatook and Osage County. It has long been my view that the northeast corner of our state needs a first class resort development, and I understand that is what Crosstimbers Village and Golf Club will be. We know the principals of StateSource (Ron Howell and Kevin Coutant) and realize the high level of integrity they bring to their endeavors. Further, we have had first hand experience with your proposed golf course designer, Randy Heckenkemper, who designed our new championship golf course at Chickasaw Point on Lake Texoma. This course has already been selected one of the top five courses in Oklahoma, according to Golf Digest magazine.

It was good news to me that we have been able to provide the services of Jane Jayroe and our Department of Tourism and Recreation in the initial planning of your development and in future marketing. I'm also pleased that we have found dollars within the Lake Access Road program to help build road infrastructure to the new development. I predict you will find many people coming from numerous directions to use these new facilities. I am hopeful that the leases are granted as quickly as possible so that this development can occur and more Oklahomans can begin camping, boating, golfing and enjoying this beautiful Oklahoma lake.

I look forward to being with you in coming weeks when this lease and subsequent development are announced in Skiatook.

Sincerely,

  
Frank Keating



JANE JAYROE  
CABINET SECRETARY  
EXECUTIVE DIRECTOR

STATE OF OKLAHOMA

FRANK KEATING  
GOVERNOR

May 20, 2002

Blu Hulsey, Chair  
Skiatook Economic Development Authority  
P.O. Box 399  
Skiatook, Oklahoma 74070

Dear Mr. Hulsey:

As an advocate of tourism and economic development, I wholeheartedly endorse the current partnership to develop Skiatook Lake. I support your lease from the Corps of Engineers of approximately 550 acres of land around Skiatook Lake. I understand this is for the purpose of joining with StateSource, L.L.C. in building and operating an eighteen hole champion golf course, marina, cabins, conference center and expanded camping area.

There is no doubt that the northeast corner of our state needs a first class resort development, and I understand that is what Crosstimbers Village and Golf Club will be. We know the principals of StateSource (Ron Howell and Kevin Coutant) and realize the high level of integrity they bring to their endeavors. I have worked with Ron on numerous projects for many years and have the highest regard for him.

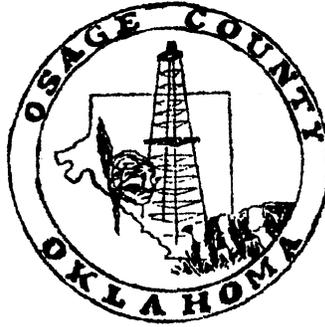
Further, we have had first hand experience with your proposed golf course designer Randy Heckenkemper, who designed our new championship golf course at Chickasaw Pointe on Lake Texoma. This course has already been selected one of the top five courses in Oklahoma, according to Golf Digest magazine.

Please keep us apprised as to how we can help in moving this development forward. We look forward to providing any assistance necessary in the completion of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Jayroe".

Jane Jayroe  
Executive Director



PAWHUSKA, OKLAHOMA 74056

May 15, 2002

Mr. Blu Hulsey-Chairman  
Skiatook Economic Development Authority  
P.O. Box 399  
Skiatook, Ok. 74070

Dear Blu,

I am writing to express my enthusiastic support for your Skiatook Economic Development authority lease of approximately 550 acres on Skiatook Lake. We have both been involved in this exciting opportunity since the lake was chosen to participate in the Demo Lab program. The vision of our good friend Preston Hunter and his hard work in getting the lake selected for this program will no doubt serve future generations well, as it will now allow the type of recreational activities that the lake has needed in the past. All aspects of the planned development in your lease agreements through the sublease to StateSource, L.L.C., will provide the type of diversified recreational activities that we have longed for in this area of Oklahoma.

It has been an additional pleasure to work together with you on the critical areas of infrastructure development for the Crosstimbers projects. The BIA have agreed to fund 2.3 miles of the road that will connect N. 52<sup>nd</sup> W. Ave. with N. 41<sup>st</sup> W. Ave. going to Tulsa.

We can now assure our visitors and residents that they can get to and from Tulsa during heavy rains and storm. This has been impediment to our growth and would have been impediment to the Crosstimbers development in the future. I am pleased that we have worked successfully with the State of Oklahoma (with help from State Source) in getting Lake Access Road program funding for infrastructure roads to serve the new development.

I am please by the support from the Oklahoma State University Environmental Sciences program. Through Dr. Lamberton and their intern program we are seeing the finest quality of applied environmental science combined with a first rate Environmental Management Plan. This type of academic support assures us that we will not only have the best recreational development in the state, but we will also continue to have the cleanest and clearest lake in the state.

Again, it is a pleasure to play on this great team of public and private participants. If I can do anything to further support your lease application and the Crosstimbers development please let me know.

A handwritten signature in cursive script that reads "Scott Hilton".

Scott Hilton- Commissioner  
Osage County Dist. # 2



Tulsa Environmental Management Programs  
700 North Greenwood Avenue  
Tulsa, Oklahoma 74106-0700  
918-594-8367; Fax 918-594-8535

Mr. Blu Hulsey, Chairman  
Skiatook Economic Development Authority  
P.O. Box 399  
Skiatook, OK 74070

May 15, 2002

Dear Blu,

I am writing to voice my support and encouragement for the lease from the Corps of Engineers of approximately 550 acres for the purpose of developing recreational activities around Skiatook Lake. I understand that SEDA will work with StateSource, LLC in constructing and operating a championship golf course, marina, conference center, cabins and campgrounds. I also understand that Randy Heckenkemper's fine golf course design group will build the golf course. As you know, OSU-Tulsa Environmental Science Graduate Program faculty and graduate students have also been working on the Cross Timbers project in the form of (1) data collection for an environmental assessment for the construction of the project and, (2) an environmental management plan for the continued management of the project. From our experience on the project, you couldn't be dealing with finer and more qualified people than those at StateSource and Heckenkemper Golf Course Design.

Thanks again for your vision on this project. Oklahoma, in general, and Osage County, in particular, will be well served in these new enterprises. This type of investment will provide many jobs as well as countless hours of quality recreation for residents of northeast Oklahoma and beyond. I look forward to the continued association among SEDA, Statesource, and OSU-Tulsa on the Cross Timbers project to produce and management quality recreational facilities for the public of Oklahoma.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Lamberton', written over a circular scribble.

Dr. John Lamberton  
OSU-Tulsa

May 22, 2002

Mr. Blu Hulsey, Chairman  
Skiatook Economic Development Authority  
Skiatook, Oklahoma 74070

Re: Proposed Development on Skiatook Reservoir

Dear Mr. Hulsey:

As one of the many property owners in the Beverly Hills Addition on Skiatook Reservoir I wish to let you know how pleased we are to hear about the proposed development plan that is being considered. There is no question that the many facets of development being considered would fill a significant need in the area.

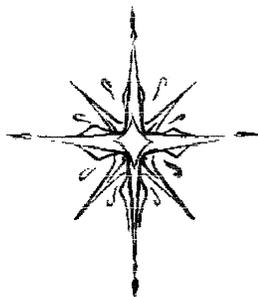
I have had some experience in developments similar to this and from all appearances the approach you and the Authority are taking is far superior to most. Skiatook Lake is one that is experiencing strong usage and with it's proximity to Tulsa we will only see this continue. These types of facilities can be used to a far greater extent if there is a partnership between the private and public sector.

Again, I wish to express my strong support for the project and if I can do anything to assist in it becoming a reality please do not hesitate to contact me.

Sincerely,



Bob Hudspeth



## NORTH STAR ECONOMIC DEVELOPMENT COUNCIL, INC.

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Skiatook Economic Development Authority  
PO Box 339  
Skiatook, OK 74070

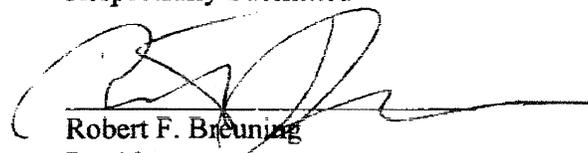
June 17, 2002

Gentlemen,

The plans for the proposed Golf Course, Convention Center, etc. to be build on the Army Corp of Engineers property on Skiatook Lake have been reviewed by the staff and the Board of Directors of North Star. North Star is in favor of this development and will count this project as out-standing in the economic development of the North Star region.

Should you have any questions, or if we can support this project in any other way, please contact us.

Respectfully Submitted



Robert F. Breuning  
President

---

P.O. BOX 654 SKIATOOK OKLAHOMA 74070

PHONE: 918-396-4904 FAX: 918-396-4941 EMAIL: nsedc654@hotmail.com



*Heckenkemper*  
*Golf Course Design*  
*a div. of Planning Design Group*

May 13<sup>th</sup>, 2002

Mr. Blu Hulseley-Chairman  
Skiatook Economic Development Authority  
P.O. Box 399  
Skiatook, OK 74070

Dear Blu:

I look forward to the opportunity to work with you and the Skiatook Economic Development Authority in creating a model project on Skiatook Lake. Cross Timbers has the potential to become one of the outstanding recreational developments in the southwest. As you and I have discussed previously, Heckenkemper Golf Course Design prides itself in creating quality championship golf courses that are enjoyable to play and economically viable. Since forming my firm in 1985 we have always given environmental sensitivity first priority. This is not a mission of ours but a commitment. There are several examples that I could reference to support our position but the most notable include the Forest Ridge Golf Club in Broken Arrow, OK, the Chickasaw Pointe Golf Club on Lake Texoma, and the Sanctuary Golf Club in Scottsdale, Arizona. Forest Ridge has approximately 110 acres of maintained turf over the 185 acres of golf course property. This golf course has since its inception been ranked in the top five golf courses in Oklahoma by Golf Digest Magazine. Chickasaw Pointe has approximately 125 acres of maintained turf over the useable 220 acre golf course property. This course has received significant attention for its strategic design as well as for its natural appearance. Lake views are possible from sixteen of the eighteen holes. It too is ranked as one of the top five courses in Oklahoma as well as being ranked as one of the top ten municipal courses in the United States by Golfweek Magazine. The Sanctuary was the first golf course in Arizona and the 17<sup>th</sup> worldwide to be built under the Signature Program administered by Audubon International. This program provides specific guidelines for design, construction and course operation that embrace environmental awareness.

The Cross Timbers Golf Resort will be designed in the same manner as the above referenced projects. We enjoy being proactive and working in a team environment.

Sincerely,

Randy Heckenkemper  
President

# Affidavit Of Publication

## SKIATOOK JOURNAL

STATE OF OKLAHOMA, TULSA COUNTY, ss:

Bill R. Retherford, of lawful age, being duly sworn and authorized, says that he is the publisher of the Skiatook Journal, a weekly newspaper published in the Town of Skiatook, Tulsa County, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1983 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the following dates:

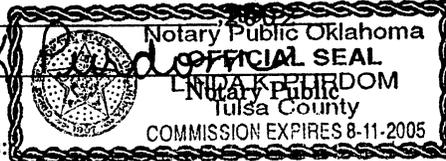
~~April 10, 17, 24~~ ~~May 1, 8, 15~~ 2002

Bill R. Retherford

Subscribed and sworn to before me this 16

day of May

Linda K. Anderson



My Commission expires:

PUBLISHER'S FEE \$ 155.55

Published in the Skiatook Journal, Tulsa and Osage Counties, Oklahoma, April 10, 17 & 24, May 1, 8 & 15, 2002.

### NOTICE OF PUBLIC WORKSHOP

The Skiatook Economic Development Authority has scheduled a public workshop for Wednesday, May 15, 2002, from 12:00 noon to 8:00 p.m. in the Municipal Boardroom, 120 South Broadway, Skiatook, Oklahoma, to receive public comments regarding a proposed development on Corps of Engineers property at Skiatook Lake.

Staff will be available at the workshop during the scheduled hours to review proposed development plans with any interested citizens. The public may attend at any time during the scheduled hours, no reservation or appointment is needed.

Dated this 5th day of April, 2002.

copy