

Webco Industries is interested in developing part of the land in Sand Springs where Hissom Memorial Center sits, said Bob Green, Sand Springs Economic Development Authority chairman on Monday. "Our business is doing well," said Mike Howard, Webco's chief financial officer. "We've weathered the storm of 2009." Webco posted positive results for its fiscal year 2010, generating a net income of \$3,326,000, compared to a net loss of \$2,919,000, for the same period in fiscal 2009, according to a news release. This announcement came during the Sand Springs Planning Commission meeting Monday afternoon at a public hearing about rezoning the Hissom land. The next step is for the Sand Springs City Council to discuss the matter at its meeting Monday at 7 p.m. at the city building at 100 E. Broadway. The Hissom Memorial Center has sat vacant for about 16 years on about 170 acres along State Highway 51. The center, comprised of about 40 buildings, was opened in 1963 and served as an institution for people with developmental disabilities until it was shut down in the early 1990s. The state of Oklahoma has estimated that demolishing Hissom will cost \$3 million. Howard said tax increment financing has been a topic in the development discussion but had not been decided or thoroughly discussed. During the planning commission meeting, the commission held two public hearings regarding Hissom Memorial Center, one of which turned into a longer discussion that, at times, grew tense. One of the things the planning commission was deciding was whether to recommend to the city council that the city should rezone Hissom. After the public hearings, the commission recommended the city rezone more than half the land where Hissom sits to industrial moderate, the zoning district that Webco fits under. Residents who live northwest of Hissom expressed concern about rezoning the Hissom land to industrial moderate. Paula Patterson, who lives in a neighborhood near the Hissom land, said she was concerned about a consent order that the U.S. Environmental Protection Agency filed against Webco in August. The consent order reads that Webco failed to report on its Mannford location's toxic emissions from 2005 to 2008. Howard said the consent order was

issued because of an administrative oversight. Webco's administration had unintentionally not reported the numbers. Webco did not realize it needed to file the report about its Mannford location, he said. Once the EPA notified them, the company reported the numbers from its Mannford location, which were less than 1.5 pounds per year, including .013 pounds per year of manganese, chromium and nickel. "Basically, we got fined \$180,000 for failing to report that there was nothing to report," he said. Meanwhile, Justin Patterson, Patterson's son who works as an aerospace engineer and lives in Angus Valley, said he has grown up near the Hissom land and is concerned about the impact Webco would have on river development. Justin Patterson gave a presentation about river development, including the Arkansas River Corridor Master Plan, a plan from the Indian Nations Council of Governments to develop 42 miles of the river corridor. Justin Patterson said he was concerned putting Webco near the river opted Sand Springs out of that plan. "The master plan for Sand Springs is — let's get this thing commercial," he said. Patterson gave examples of other cities with river developments, including Little Rock, Ark., Wichita, Kan., and Jenks. "We all know what happened in Jenks," he said. "That's a success story." Alan Ringle, who serves on the Sand Springs Economic Development Authority, said the authority has tried commercial, including inviting movie studios, a company that would attract Microsoft, trying to get Bell's and trying to get the Case Community Center. "There have been boards trying to develop that site, and they have not been successful until this time," Ringle said. Kirby Crowe, the owner of PMg, the program manager for the Vision 2025 plan, said at the meeting that his main concerns were the eagles along the river and runoff issues. Part of the Arkansas River Corridor Master Plan includes low-water dams. Sand Springs is slated to receive the first low-water dam in the plan. Pending there's money to build it, the Sand Springs low-water dam is projected to be built in about six years, Crowe said. Crowe said it was hard to determine what impact Webco's presence near the river would have. In

rezoning the Hissom land, the planning commission left part of north side of the Hissom property zoned office medium and agriculture, rather than rezoning it industrial medium. City planner Rachel Clyne said the land serves as a buffer between the residential zoning and the industrial moderate zoning. The lot where Hissom sits is about 170 acres and split into five zoning districts. The planning commission's rezoning recommendation includes the following:

- The southern portion of Hissom is a 68.9-acre tract zoned for scientific research. Its southern boundary is the railroad, near State Highway 51. The commission recommends that it be rezoned to industrial moderate.
- Northwest of the L.E. Rader Center, a 18.4-acre tract on the Hissom property was previously zoned industrial light. The commission recommends that land be rezoned to industrial moderate.
- On the western side of the Hissom land, there's a 23.3-acre tract that is zoned as industrial light. Its southern border is the railroad, near State Highway 51. The commission recommends it remain industrial light.
- The northwest portion of the property, along the river, was previously zoned as 22 acres of medium-sized office space. Next to it, the northeast portion was zoned as 37 acres for agriculture. These two areas will remain partially zoned as they were. However, the commission recommends a southern portion of both tracts be rezoned as industrial moderate.