

NOTICE: On Thursday, July 2, 2026, at or before 4:59 p.m., agenda was posted at City Hall, on the bulletin board in the lobby of City Hall, and on the City of Bethany website: cityofbethany.org. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not necessary accommodation.

BETHANY CITY COUNCIL MEETING

BETHANY CITY HALL

TUESDAY, JULY 7, 2026

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Mayor
	Ken Smart	Vice-Mayor
	Peter Plank	Council Member
	Chris Powell	Council Member
	Aja Triana	Council Member
	Kathy Larsen	Council Member
	Burt Falkner	Council Member
	Chandra Ford	Council Member
	Brian Magirowsky	Council Member

MEMBERS ABSENT: None

OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Lesa LaMar	Deputy City Clerk
	Brett Crecelius	Community Dev. Director
	(See Roster)	

ITEM NO. 1 on the agenda **CALL TO ORDER.**

Mayor Sandoval called the Bethany City Council meeting to order at 6:30 P.M.

ITEM NO. 2 on the agenda was **INVOCATION AND FLAG SALUTE.**

The Invocation was given by Council Member Plank.
The Flag Salute was conducted by Council Member Plank.

ITEM NO. 3 on the agenda was **CONSENT DOCKET:**

A. APPROVAL OF MINUTES FROM THE JUNE 16, 2026, REGULAR MEETING.

- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**
- C. APPROVAL TO RENEW RADIO SYSTEM LICENSE AGREEMENT WITH THE CITY OF OKLAHOMA CITY FOR FY 2027 AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY.**
- D. PUBLIC IMPROVEMENT-ROUTINE ITEM: ACCEPT OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT NO. WL000055260503 FOR THE CONSTRUCTION OF 163 LINEAR FEET OF SIX (6) INCH PVC POTABLE WATER LINE AND ALL APPURTENANCES TO SERVE THE SNU PRAYER CHAPEL, OKLAHOMA COUNTY, OKLAHOMA.**
- E. PUBLIC IMPROVEMENT-ROUTINE ITEM: ACCEPT OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT NO. SL000055260187 FOR THE CONSTRUCTION OF REHABILITATION OF AN EXISTING LIFT STATION INCLUDING TWO (2) NEW 300 GPM GRINDER PUMPS AND ALL APPURTENANCES TO SERVE THE NW 25TH STREET AND SHANNON AVENUE LIFT STATION IMPROVEMENTS, OKLAHOMA COUNTY, OKLAHOMA.**
- F. PUBLIC IMPROVEMENT-ROUTINE ITEM: ACCEPT IMPROVEMENTS FOR THE PENIEL AVENUE SANITARY SEWER LIFT STATION AND PIPE BURSTING IMPROVEMENT PROJECT FOR THE AMERICAN RESCUE PLAN ACT GRANT (ARPA) AND PLACE MAINTENANCE BOND INTO EFFECT.**
- G. APPROVAL OF BUDGET AMENDMENT 27-1.**
- H. APPROVAL OF BUDGET AMENDMENT 27-2.**

A motion was made by Council Member Magirowsky, seconded by Council Member Ford to approve the consent docket. Yes votes: Ford, Smart, Magirowsky, Falkner, Sandoval, Triana, Larsen, Plank, Powell. No votes: None. Motion approved.

ITEM NO. 4 on the agenda was CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1736, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, DECLARING THE COMMERCIAL OFFICE BUILDING LOCATED AT 7001 NW 23RD STREET, BETHANY, OKLAHOMA TO BE A PUBLIC NUISANCE PURSUANT TO 11 O.S. § 22-112. (RAY JONES, CITY ATTORNEY) (TABLED AT THE APRIL 7, 2026 REGULAR CITY COUNCIL MEETING FOR 90 DAYS.).

David Bohanon of 7001 Partners addressed the Council and reported that the property listing on the Crexi auction site did not result in a sale. However, he stated that there are three other potential opportunities for the property.

Mr. Bohanon reported that he has met with representatives of two local businesses regarding the possibility of converting the building into an extended-stay hotel. He has also toured the property with an interested party who is exploring the feasibility of establishing a bilingual charter school at the site. Additionally, the property is considered for use as a climate-controlled storage facility.

Mr. Bohanon further explained that the building may qualify for historic designation, making it eligible for historic tax credits that could assist with funding restoration of the building's exterior.

Mr. Bohanon requested an extension of 90 to 120 days to allow additional time to pursue and potentially finalize an agreement with one of the interested parties.

A motion was made by Council Member Smart, seconded by Council Member Plank to table this item, giving a 6-month extension. Yes votes: Magirorsky, Powell, Triana, Falkner, Ford, Sandoval, Plank, Smart. No votes: Larsen. Motion approved.

ITEM NO. 5 on the agenda was CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1740, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, DECLARING THE STRUCTURE LOCATED AT 1800 N TIMBER AVENUE, BETHANY, OKLAHOMA TO BE A PUBLIC NUISANCE PURSUANT TO 11 O.S. § 22-112. (RAY JONES, CITY ATTORNEY)

The Community Development Director reported on the Notices of Violation issued for the property and the number of complaints and calls received regarding its condition. He stated that the structure needs to be demolished, either by the property owner or by the City if necessary.

The Community Development Director further reported that City staff have been unable to contact or communicate with any responsible party regarding the cleanup of the property. In the interest of public safety, the city has completed exterior cleanup efforts and has performed a board-and-secure of the structure to prevent unauthorized access.

Marilyn Garrity addressed the Council and stated that the property is owned by her mother's estate. Ms. Garrity reported that her mother, who is deceased, owned the property and that unresolved insurance issues contributed to the home's current condition.

Ms. Garrity expressed her willingness to make certain repairs to the house in an effort to improve its marketability and facilitate its sale in its current condition.

Ms. Garrity further explained that the property must complete the probate process before it can be sold. She requested a six-month extension to allow sufficient time to complete probate proceedings and secure a buyer for the property.

A motion was made by Council Member Triana, seconded by Council Member Powell table this item for 90 days. Yes votes Triana, Plank, Powell. Sandoval, Smart, Falkner, Magirowsk. No votes: Larsen, Ford. Motion approved.

ITEM NO. 6 on the agenda was **PUBLIC COMMENT - ANY PERSON WISHING TO ADDRESS THE COUNCIL DURING PUBLICCOMMENT SHALL GIVE THEIR NAME, ADDRESS, AND CITY OF RESIDENCE TO THE CITY CLERK FOR THE RECORDS PRIOR TO THE START OF THE MEETING. (PER CHAPTER 30 OF THE BETHANY CODE OF ORDINANCES, THERE IS A FIVE-MINUTE LIMIT, AND NO ACTION OR DISCUSSION SHALL TAKE PLACE. ALL REMARKS SHALL BE ADDRESSED TO THE COUNCIL AS A BODY, AND NOT TO ANY MEMBER THEREOF.)**

None.

ITEM NO. 7 on the agenda was the **PRESENTATION ON INDUSTRIAL OVERLAY DISTRICT.)**

Community Development Director Brett Crecelius presented a slide show giving further explanation as to why the overlay is needed. See Exhibit "A".

ITEM NO. 8 on the agenda was the **CONSIDERATION AND POSSIBLE APPROVAL OF A REQUEST FOR PERMISSION TO ADVERTISE FOR BIDS FOR THE NW 25TH AND SHANNON LIFT STATION IMPROVEMENT PROJECT (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Magirowsky, seconded by Council Member Falkner to approve a request for permission to advertise for bids for the NW 25th and Shannon Lift Station Improvement Project. Yes votes: Falkner, Triana, Larsen, Ford, Magirowsky, Plank, Smart, Sandoval, Powell. No votes: None. Motion approved.

ITEM NO. 9 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS "MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA")**.

The Certificate of Deposit (CD) at Sovereign Bank is part of the Library Bond proceeds originally issued on July 7, 2016, with Jon Robinson designated as the authorized contact. We respectfully request authorization to redeem the CD, remove Jon Robinson as the authorized contact, and designate Michael Vaughn as the new authorized contact.

The proceeds from the redeemed CD will be utilized to fund the following capital improvement projects:

- NW 35th Street Pavement Reconstruction
- Sidewalk Improvements on College Avenue from NW 34th Street to NW 35th Street
- Mueller Avenue Pavement Reconstruction from NW 35th Street to south of NW 34th Street

These projects are intended to improve roadway and pedestrian infrastructure within the City and are consistent with the purpose of the bond funds.

A motion was made by Council Member Ford, seconded by Council Member Larsen to approve authorization to redeem the certificate of deposit at Sovereign Bank and designate Michael Vaughn as the new authorized contact. Yes votes: Plank, Falkner, Sandoval, Ford, Magirowsky, Triana, Larsen, Smart, Powell. No votes: None. Motion approved.

ITEM NO. 10 on the agenda was the **CITY ATTORNEY'S REPORT.**

City Attorney Ray Jones briefed the council on his work over the past two weeks.

ITEM NO. 11 on the agenda was the **CITY MANAGER'S REPORT.**

City Manager Gray provided updates regarding recent and upcoming events and projects.

ITEM NO. 12 on the agenda was **COUNCIL MEMBERS' ANNOUNCEMENTS, COMMENTS, AND PROPOSALS.**

Each council member was given the opportunity to comment.

ITEM NO. 13 on the agenda was **ADJOURN UNTIL JULY 21, 2026.**

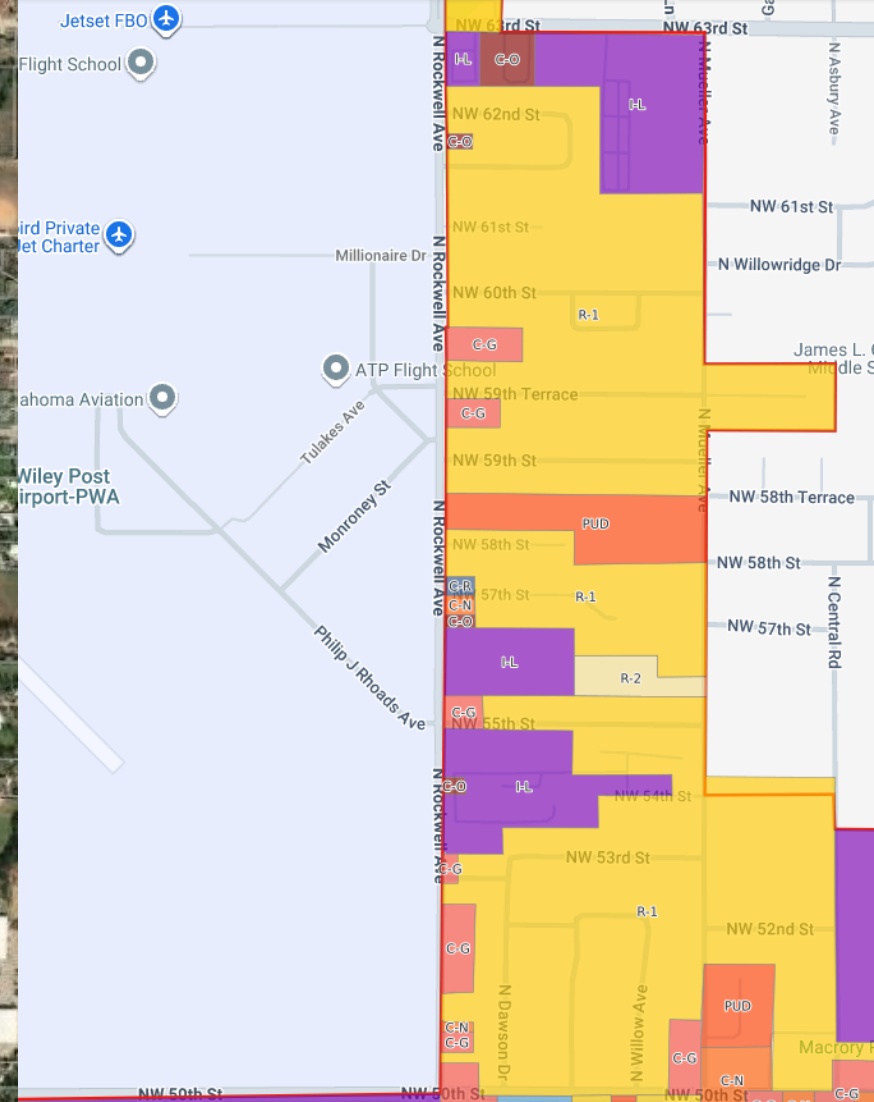
Mayor Sandoval adjourned the Bethany City Council meeting at 7:51 P.M. until July 21, 2026.

CITYCLERK

MAYOR

North Rockwell Corridor

Light-Industrial PID information



Maps

Must it be rezoned?

No – there are multiple options

Nothing could be done and spot zoning would be maintained

Rezone the entire area to industrial

Rezone the entire area to commercial

Create a PID

Why an Industrial Overlay district & why now?

- P&Z is required to review the comp plan bi-annually
- Started with corridor reviews, beginning with Rockwell between NW 50th & NW 63rd and how the comp plan calls for light-industrial
- There have been multiple inquiries and applications for light-industrial zoning
- An ordinance would help P&Z and Council set specific standards and uses for this corridor such as extra buffering, landscaping, height, odor, screening and more.

What would a vote mean?

What would a yes vote on this item do?

- Send the item back to P&Z to create PID Overlay district ordinance
- District would be created and would return to council for final approval

What would a no vote on this item do?

- The current zoning and processes in place would remain the same
- P&Z would move on to another section of the comp plan for review

Why an overlay and not just rezone?

- With a complete **rezone to industrial light**, only industrial could be built on this strip of land with no request coming before council for approved uses and all setbacks, screening, greenspace, etc. will remain the same as it currently sits in our ordinance.
- A PID would allow P&Z and Council to create specific setback, screening, height, uses, and more that could help protect current residents and property owners.

A Planned Industrial Development (PID) ordinance is preferred over standard industrial zoning because it offers greater flexibility, stricter control, and better community protection.

Standard zoning uses rigid, one-size-fits-all rules

	Standard Industrial Zoning	Planned Industrial Development (PID)
Design Flexibility	Low (strict lot-by-lot rules)	High (customized to the specific site)
Public Review	Minimal after initial zoning	High (detailed site plan approvals required)
Mixing of Uses	Rarely allowed	Encouraged (e.g., industrial + retail support)
Impact Mitigation	Standard boilerplate rules	Tailored restrictions based on exact impacts

Property values?

Heavily dependent on the development and parcel location

Not all property values will be affected the same way

Industrial land value in Oklahoma County is ~\$213k/acre

Residential land value in metro area is ~\$50k/acre

Sources: Crexi, Zillow, Land.com, Banta, Escobar

Current I-L Allowed Uses

- Adult Business
- Airport
- Amusement
- Bed & breakfast
- Bus Station
- Church
- Community Center
- Day-Care
- Funeral Home
- Golf Course
- Greenhouse
- Hazardous Waste Collection
- Hotel/Motel
- Kennel
- Laboratory
- Manufacturing (light)
- Media Broadcast
- Medical Marijuana
- Night Club
- Open Display
- Pest Control
- Public Park
- Publisher
- RV Park
- Recycling Facility
- Drive-in Restaurant
- Dry Cleaner
- Shooting Range
- Warehouse

With a PID, P&Z and Council can select uses allowed
Example: remove hazardous waste and allow micro-brewery

Questions?

*Thank
you!*

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BETHANY PUBLIC WORKS AUTHORITY MEETING

BETHANY CITY HALL

TUESDAY, JULY 7, 2026

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Ken Smart	Vice-Chairman
	Peter Plank	Trustee
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Burt Falkner	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	None	
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Lesa LaMar	Deputy City Clerk
	Brett Crecelius	Community Dev. Director
	(See Roster)	

Chairman Sandoval called the Bethany Public Works Authority meeting to order at 7:51 P.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM JUNE 16, 2025, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

A motion was made by Council Member Magirowsky, seconded by Council Member Larsen to approve the Consent Docket. Yes votes: Falkner, Larsen, Sandoval, Magirowsky, Triana, Powell, Smart, Plank, Ford. No Votes: None. Motion approved.

ITEM NO. 2 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None

ITEM NO. 3 on the agenda was **ADJOURN UNTIL JULY 21, 2026.**

Chairman Sandoval adjourned the Bethany Public Works Authority meeting at 7:51 P.M. until July 21, 2026.

CHAIRMAN

SECRETARY

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BETHANY HOSPITAL TRUST MEETING

BETHANY CITY HALL

TUESDAY, JULY 7, 2026

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Ken Smart	Vice-Chairman
	Peter Plank	Trustee
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Burt Falkner	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	None	
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Lesa LaMar	Deputy City Clerk
	Brett Crecelius	Community Dev. Director
	(See Roster)	

Chairman Sandoval called the Bethany Hospital Trust meeting to order at 7:51 P.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM JUNE 16, 2026, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

A motion was made by Trustee Triana, seconded by Trustee Larsen to approve the consent docket. Yes votes: Ford, Smart, Falkner, Larsen, Triana, Sandoval, Powell, Magirowsky, Plank. No Votes: None. Motion approved.

ITEM NO 2 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None.

ITEM NO. 3 on the agenda was **ADJOURN UNTIL JULY 21, 2026.**

Chairman Sandoval adjourned the Bethany Hospital Trust meeting at 7:52 P.M. until July 21, 2026.

CHAIRMAN

SECRETARY

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BETHANY DEVELOPMENT AUTHORITY

BETHANY CITY HALL

TUESDAY, JULY 7, 2026

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Ken Smart	Vice-Chairman
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Burt Falkner	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
	Peter Plank	Trustee
MEMBERS ABSENT:	None	
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Lesa LaMar	Deputy City Clerk
	Brett Crecelius	Community Dev. Director
	(See Roster)	

Chairman Sandoval called the Bethany Development Authority meeting to order at 7:52 P.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET**:

- A. APPROVAL OF MINUTES FROM JUNE 16, 2026, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

A motion was made by Trustee Magirowsky, seconded by Trustee Larsen to approve the consent docket. Yes votes: Sandoval, Ford, Magirowsky, Larsen, Smart, Falkner, Powell, Triana, Plank. No votes: None. Motion passed.

ITEM NO. 2 on the agenda **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICHM COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None

ITEM NO. 3 on the agenda was **ADJOURN UNTIL JULY 21, 2026.**

Chairman Sandoval adjourned the Bethany Development Authority meeting at 7:52 P.M. until July 21, 2026.

CHAIRMAN

SECRETARY