
On Thursday, May 14, 2026, at or before 4:59 p.m., agenda was posted at the front doors of 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 the necessary accommodation.

AGENDA

BETHANY CITY COUNCIL

TUESDAY, MAY 19, 2026
6:30 P.M.

BETHANY CITY HALL
6700 NW 36TH ST
BETHANY, OKLAHOMA



With the exception of new business, official action can only occur on items which appear on the agenda. The Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, Council may refer the matter to the City Manager or the Municipal Counselor. The Council may also refer items to standing committees of the Council or to a board or commission for additional study. Under certain circumstances, items may be deferred to a specific later date or stricken from the agenda entirely.

1. Call to Order
2. Invocation and Flag Salute
3. Mayoral presentation to the Bethany Youth Council inaugural class of 2025-2026.
4. Consent Docket:
 - A. Approval of Minutes from the May 5, 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 of Minutes from the April 30, 2026 Special Called Meeting/Ward 3 Town Hall Meeting.
 - D. Approval of FY 2027 General Mutual Cooperation Agreement between the City of Bethany and the Board of County Commissioners of Oklahoma County and authorize the mayor to sign the document.
 - E. Approval of Budget Amendment 26-19.

5. **PUBLIC HEARING ITEM:** Consideration and possible action regarding Ordinance No. 2094, an ordinance amending the zoning ordinances, map, and comprehensive plan of the City of Bethany, Oklahoma, by including in MHP (Mobile/Manufactured Home Park) the property located at 5200 N Peniel Avenue from R-M (Residential Multi-Family), in Bethany, Oklahoma County, Oklahoma as more particularly described hereinafter. *(Ray Jones, City Attorney)*
 - A. Presentation by staff and/or interested party.
 - B. Public comment.
 - C. Consideration and possible action to approve of Ordinance No. 2094, on reading by title only.
 - D. Motion to approve Section 1 of Ordinance No. 2094.

6. Consideration and possible action regarding a final plat request from West Oak Bethany, LP, applicant and Carlson Ventures LLC, property owner to subdivide 8.62 acres into 22 lots located approximately along NW 27th Street and N Divis Avenue. *(Ray Jones, City Attorney)*

7. Public Comment - Any person wishing to address the Council during Public Comment 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.)*

8. Consideration and possible approval of Ordinance No. 2093, an ordinance to impose a temporary moratorium on the granting of any zoning approval, rezonings, plats, development (site) plans, permits, licenses and certain other zoning approvals, as well as the commencement or expansion of various developments or projects concerning the Planned Unit Development zoning overlay district. *(Ray Jones, City Attorney) Tabled from the May 5, 2026 Regular City Council meeting.*
 - A. Presentation by staff and/or interested party.
 - B. Consideration and possible action to approve Ordinance No. 2093, on reading by title only.
 - C. Motion to approve Section 1-6 of Ordinance No. 2093.
 - D. Motion to approve Section 7 of Ordinance No. 2093, the emergency section.

9. **EXECUTIVE SESSION:** Pursuant to 25 O.S. § 307 (B)(3) discussing the sale of real property by the public body regarding 6400 NW 31st Terrace, Bethany, Oklahoma. *(Ray Jones, City Attorney)*
 - A. Motion to enter into Executive Session.
 - B. Motion to exit from Executive Session.

10. 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").*

11. City Attorney's Report.
12. City Manager's Report.
 - A. Financial Report.
13. Mayor and Council Members Comments and Suggestions.
14. Adjourn until June 2, 2026.

BETHANY PUBLIC WORKS AUTHORITY

With the exception of new business, official action can only occur on items which appear on the agenda. The Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, Council may refer the matter to the City Manager or the Municipal Counselor. The Council may also refer items to standing committees of the Council or to a board or commission for additional study. Under certain circumstances, items may be deferred to a specific later date or stricken from the agenda entirely.

1. Consent Docket:
 - A. Approval of Minutes from the May 5, 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.
2. Consideration and possible approval of FY 2027 Water Treatment Plant Quicklime bid specifications and authorize staff to solicit bids. *(Elizabeth Gray, City Manager)*
3. 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")*.
4. Adjourn until June 2, 2026.

BETHANY HOSPITAL TRUST

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1. Consent Docket:
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- 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.
2. 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”).*
3. Adjourn until June 2, 2026.

BETHANY DEVELOPMENT AUTHORITY

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1. Consent Docket:
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2. 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”).*
3. Adjourn until June 2, 2026.

Public Participation Note: The City Council and Staff of the City of Bethany strongly encourages the input and involvement of the citizens to help ensure that the city government provides the highest level of services to meet the public needs and desires. If you have any concerns or comments about an agenda item, or any other issue, please contact the Mayor, your Ward Council Members or City Hall Staff. You may also contact the City Manager's office if you would like to have an item placed on a future agenda to address the Council as a whole. (Guidelines are available in the Council Chambers and in City Hall Lobby.)

NOTICE: On Thursday, April 30, 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, MAY 5, 2026

6:30 P.M.

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

MEMBERS ABSENT:

OTHERS PRESENT: Elizabeth Gray City Manager
Ray Jones City Attorney
Michael Vaughn City Clerk/Treasurer
(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 Larsen.
The Flag Salute was conducted by Council Member Ford.

ITEM NO. 3 on the agenda was CONSENT DOCKET:

- A. APPROVAL OF MINUTES FROM THE APRIL 21, 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 OF MINUTES FROM THE APRIL 17, 2026, SPECIAL CALLED MEETING/ WORKSHOP.**
- D. APPROVAL TO RENEW HAZARDOUS WASTE INTER-GOVERNMENT AGREEMENT WITH THE CITY OF OKLAHOMA CITY AND AUTHORIZE THE MAYOR TO SIGN A LETTER REQUESTING RENEWAL OF THE AGREEMENT FOR FY 2027.**
- E. PUBLIC IMPROVEMENT-ROUTINE ITEM: ACCEPT IMPROVEMENTS FOR THE ARPA WELL FIELD REHABILITATION AND IMPROVEMENTS PROJECT AS A PUBLIC IMPROVEMENT AND PLACE MAINTENANCE BOND INTO EFFECT.**

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

ITEM NO. 4 on the agenda was **MAYORAL PROCLAMATION DECLARING MAY 11-16, 2026, AS NATIONAL POLICE WEEK AND MAY 15, 2026, AS PEACE OFFICERS MEMORIAL DAY IN THE CITY OF BETHANY.**

Mayor Sandoval presented a proclamation declaring May 11-16, 2026 as National Police Week and May 15, 2026 as Peace Officers Memorial Day in the City of Bethany to Bethany Police Lieutenant Nathan Myers, Corporal Zachary Reynolds, and Corporal Saul Cimet.

ITEM NO. 5 on the agenda was **CONSIDERATION AND POSSIBLE ACTION REGARDING A FINAL PLAT REQUEST FROM NATALIE HISLE, APPLICANT AND PROPERTY OWNER FOR THE PROPERTY CONTAINING 12.08 ACRES LOCATED APPROXIMATELY ON THE SW CORNER OF NW 30TH STREET AND WILBURN AVENUE. (ELIZABETH GRAY, CITY MANAGER)**

Motion was made by Council Member Magirowsky, Seconded by Council Member Ford to approve the final plat. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

ITEM NO. 6 on the agenda was **PRESENTATION BY COWAN ENGINEERING REGARDING BETHANY-WARR ACRES PUBLIC WORKS AUTHORITY (BWA-PWA). (ELIZABETH GRAY, CITY MANAGER)**

Sean Fairbairn of Cowan Engineering presented a report regarding the Bethany-Warr Acres Public Works Authority (see Exhibit A for additional handout from meeting).

ITEM NO. 7 on the agenda was **PUBLIC COMMENT - ANY PERSON WISHING TO ADDRESS THE COUNCIL DURING PUBLIC COMMENT SHALL GIVE THEIR NAME, 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 . TO THE COUNCIL AS A BODY, AND NOT TO ANY MEMBER THEREOF.)**

Anthony Gokool - 6916 NW 53rd Street – Bulk Pickup

ITEM NO. 8 on the agenda was **CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1737, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, ADOPTING THE FISCAL YEAR 2027 BUDGET FOR THE GENERAL FUND, MISCELLANEOUS FUNDS, AND VARIOUS PUBLIC TRUSTS; AFFIRMING THE AUTHORITY OF THE CITY MANAGER TO MAKE TRANSFERS WITHIN THE GENERAL FUND; AND APPROPRIATING FUNDS FROM THE CAPITAL IMPROVEMENTS FUND FOR SPECIFIED EQUIPMENT AND PROJECTS. (ELIZABETH GRAY, CITY MANAGER)**

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

ITEM NO. 9 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE NO. 2093, AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE GRANTING OF ANY ZONING APPROVAL, REZONINGS, PLATS, DEVELOPMENT (SITE) PLANS, PERMITS, LICENSES AND CERTAIN OTHER ZONING APPROVALS, AS WELL AS THE COMMENCEMENT OR EXPANSION OF VARIOUS DEVELOPMENTS OR PROJECTS CONCERNING THE PLANNED UNIT DEVELOPMENT ZONING OVERLAY DISTRICT. (RAY JONES, CITY ATTORNEY)**

- A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.**
- B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2093, ON READING BY TITLE ONLY.**
- C. MOTION TO APPROVE SECTION 1-6 OF ORDINANCE NO. 2093.**
- D. MOTION TO APPROVE SECTION 7 OF ORDINANCE NO. 2093, THE EMERGENCY SECTION.**

Motion to table until the next Council meeting was made by Mayor Sandoval, seconded by Council Member Magirowsky. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

ITEM NO. 10 on the agenda was **CONSIDERATION AND POSSIBLE ACTION VOTING FOR THREE TRUSTEES TO THE OKLAHOMA MUNICIPAL ASSURANCE GROUP. (ELIZABETH GRAY, CITY MANAGER)**

Motion to vote for Justin Battles, Tim Lyon and Pam Polk was made by Council Member Smart, seconded by Council Member Ford. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

ITEM NO. 11 on the agenda was **EXECUTIVE SESSION PURSUANT TO 25 O.S. SECTION 307(B)(4) FOR CONFIDENTIAL COMMUNICATIONS BETWEEN A PUBLIC BODY AND ITS ATTORNEY CONCERNING A PENDING CLAIM REGARDING 8300 NW 25TH STREET IF THE PUBLIC BODY, WITH THE ADVICE OF ITS ATTORNEY, DETERMINES THAT DISCLOSURE WILL SERIOUSLY IMPAIR THE ABILITY OF THE PUBLIC BODY TO PROCESS THE CLAIM OR CONDUCT A PENDING INVESTIGATION, LITIGATION, OR PROCEEDING IN THE PUBLIC INTEREST. (RAY JONES, CITY ATTORNEY)**

A. MOTION TO ENTER INTO EXECUTIVE SESSION.

Motion was made at 7:00 pm by Council Member Magirowsky, seconded by Council Member Smart. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

B. MOTION TO EXIT FROM EXECUTIVE SESSION.

Motion was made at 7:18 pm by Council Member Triana, seconded by Council Member Ford. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

ITEM NO. 12 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. 13 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. 14 on the agenda was the **CITY MANAGER’S REPORT.**

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

ITEM NO. 15 on the agenda was **COUNCIL MEMBERS’ ANNOUNCEMENTS, COMMENTS, AND PROPOSALS.**

Each council member was given the opportunity to comment.

ITEM NO. 16 on the agenda was **ADJOURN UNTIL MAY 19, 2026.**

Mayor Sandoval adjourned the Bethany City Council meeting at 7:27 P.M. until May 19, 2026.

MAYOR

CITY CLERK

Bluff Creek WWTP Equipment Status

#	Structure Name	Describe	Detail	Equipment Status	
				12/24/22	2/12/2026
Key	System or unit does not work	Works with limits	System fully operable		
29	Diversion Structure	To headworks		29G01	29G01
29	Diversion Structure	To FEB		29G02	29G02
1	Headworks weld/controls	Mech Screen	Infilco Degremont 2 hp	1S01	1S01
1	Headworks	Manual Screen		1S02	1S02
1	Headworks	Blower	Cooper Sutorbilt 4ML	1B01	1B01
1	Headworks - wilson	Blower		1B02	1B02
1	Headworks	Jib Crane		1E01	1E01
1	Headworks	Clam Shell	Kinshofer Clamshell	1E02	1E02
1	Headworks	Level transducer	Have spares	1E03	1E03
1	Headworks	aeration diffusers		1A01	1A01
1	Headworks	Lift Pump	Fairbanks K4B1073723	1P01	1P01
1	Headworks	Lift Pump	3500 gpm	01P02	01P02
1	Headworks	Lift Pump	100 hp/FM Wilson repair	01P03	01P03
1	Headworks	Lift Pump		01P04	01P04
1	Headworks	Lift Pump	Shelf Spare		
1	Headworks	Soft Start 1	soft start	30I04	30I04
1	Headworks	Soft Start 2	soft start	30I05	30I05
1	Headworks	VFD drive 3	Allen bradley 1336	30I06	30I06
1	Headworks	VFD drive 4	electrical box water	30I07	30I07
1	Headworks	Generator	Onan Cummins	20E01	20E01
2	Flow split -calibrate	level sensor	Badger 2100	02I01	02I01
2	Flow split -calibrate	level sensor		02I02	02I02
2	Flow split	Wier gate	EIM actuator/ Hydrogate - manual	02W01	02W01
3	Grit Removal	Hydro cyclone S	Packed full of grit	03E01	03E01
3	Grit Removal	Hydro cyclone N	Low priority	03E02	03E02
3	Grit Removal	Grit conveyor	Low priority	03E03	03E03
4	SBR		level sensors		
4	SBR 1	Basin		04S01	04S01
4	SBR 1	Inlet valve		04V01	04V01
4	SBR 1	Discharge valve		04V27	04V27
4	SBR 1	Waste valve		04V27a	04V27a
4	SBR 1	Decanter		04D01a	04D01a
4	SBR 1	Motive pump	Functions/leaks coolant	04P01	04P01
4	SBR 2	Basin		04E02	04E02
4	SBR 2	Inlet valve		04V02	04V02
4	SBR 2	Discharge valve		04V26	04V26
4	SBR 2	Waste valve		04V26a	04V26a

4	SBR 2	Decanter		04D02a	04D02a
4	SBR 2	Motive Pump		04P02	04P02
4	SBR 3	Basin		04E03	04E03
4	SBR 3	Inlet valve		04V03	04V03
4	SBR 3	Discharge valve		04V25	04V25
4	SBR 3	Waste valve		04V25a	04V25a
4	SBR 3	Decanter		04D03a	04D03a
4	SBR 3	Motive Pump		04P03	04P03
4	SBR 4	Basin	Crack requires repair	04E04	04E04
4	SBR 4	Inlet valve		04V04	04V04
4	SBR 4	Discharge valve		04V24	04V24
4	SBR 4	Waste valve		04V24a	04V24a
4	SBR 4	Decanter		04D04a	04D04a
4	SBR 4	Motive Pump		04P04	04P04
4	sbr gallery	sludge pump		04P04a	04P04a
4	sbr gallery	sump pump		04P05	04P05
4	sbr gallery	sump pump		04P06	04P06
22	Blower 1	Aeration Blower		22B01	22B01
22	Blower 2	Aeration Blower		22B02	22B02
22	Blower 3	Aeration Blower		22B03	22B03
22	Blower 4	Aeration Blower		22B04	22B04
22	Blower Standby	Aeration Blower	need motor and blower	22B05	22B05
5	Filters - repair	Isolate gate	minor leak	05G01	05G01
5	Filters -repair	Bypass gate		05G02	05G02
5	Filter Cell 1 - check blower pattern	Filter 16 x 29	replace media	05E01	05E01
5	Valves	Intake - 14" DeZurik	14" DeZurik	5-1-V01	5-1-V01
5	Valves	Discharge	Manual	5-1-V05	5-1-V05
5	Valves	Backwash		5-1-V09	5-1-V09
5	Valves	Aerate 18" DeZurik	18" DeZurik	5-1-V13	5-1-V13
5	Filter Cell 2 - check blower pattern	Filter - 30" bed	replace media	05E02	05E02
5	Valves	Intake		5-2-V02	5-2-V02
5	Valves	Discharge	Manual	5-2-V06	5-2-V06
5	Valves	Backwash		5-2-V10	5-2-V10
5	Valves	Aerate		5-2-V14	5-2-V14
5	Filter Cell 3 - check blower pattern	Filter 1160 ft^3/cell	replace media	05E03	05E03
5	Valves	Intake		5-3-V03	5-3-V03
5	Valves	Discharge		5-3-V07	5-3-V07
5	Valves	Backwash		5-3-V11	5-3-V11
5	Valves	Aerate	18" DeZurik	5-3-V15	5-3-V15
5	Filter Cell 4 - check blower pattern	Filter	replace media	05E04	05E04
5	Valves	Intake		5-4-V04	5-4-V04
5	Valves	Discharge		5-4-V08	5-4-V08
5	Valves	Backwash		5-4-V12	5-4-V12
5	Valves	Aerate	18" DeZurik	5-4-V16	5-4-V16
5	Filter	Blower	Dresser, 60 hp 718BRAI-U	5B01	5B01
6	Blower 1	Post air	Need new motor/rebuild	36B01	36B01
6	Blower 2	Post air	repaired blower	36B02	36B02

6	Contact	Sump pump		36P03	36P03
6	Dechlorination 2	De chlorinate		06S01	06S01
7	Effluent Flow	Parshall Flume		07I01	07I01
7	Effluent Flow	VEGA 841, C20 sensor		07I02	07I02
7	Effluent Flow	Sampler	American Sigma 9600	07I02	07I02
8	Sludge Holding Basin	Storage		08S01	08S01
8	Sludge Holding Basin	Blower	MD Pneumatics 5514/46	08B01	08B01
8	Sludge Holding Basin	Blower	50/25 hp 1800/900 rpm	08B02	08B02
8	Sludge Holding Basin	Decanter		8E01	8E01
9	Sludge Processing Bldg	Dewatering		09S01	09S01
9	Sludge Processing Bldg	Thickener Feed	KS-11-2	09P01	09P01
9	Sludge Processing Bldg	Thickener Feed	sch 80 in lieu of 40	09P02	09P02
9	Sludge Processing Bldg	Thickened Feed	KS-9-2 9SP-2-2427	09P03	09P03
9	Sludge Processing Bldg	Thickened Feed	Consider replacement	09P04	09P04
9	Sludge Processing Bldg	GBT Booster pump	Ingersol Rand	09P05	09P05
9	Sludge Processing Bldg	BFP Booster pump	Ingersol Rand	09P08	09P08
9	Sludge Processing Bldg	sump pump	ABS AF15-4-3"	09P09	09P09
9	Sludge Processing Bldg	sump pump	need coupling	09P10	09P10
9	Sludge Processing Bldg	Polymer feeder	Stranco Gen 2	09C02	09C02
9	Sludge Processing Bldg	BFP Poly pump	Being replaced	09C04	09C04
9	Sludge Processing Bldg	Belt Thickener	1.5M Komline GSC 1.5 x 4 un-689	09E02	09E02
9	Sludge Processing Bldg	Belt Press	1M Komlin, GSC-E-1 UN-690	09E04	09E04
11	Digested Sludge Pump	to BFP	KS-9-2 9SP-2-2426	11P01	11P01
11	duplex pump	sump pump	ABS AF15-4-3"	11P03	11P03
11	duplex pump	sump pump abs15- 4-3"	ABS AF15-4-3"	11P04	11P04
12	Chlorination / Sulfonation	Structure		12S01	12S01
12	Chlorination / Sulfonation	Chlorinator		12C01	12C01
12	Chlorination / Sulfonation	Chlorinator		12C02	12C02
12	Chlorination / Sulfonation				
12	Chlorination / Sulfonation	Chlorine scales		12E01	12E01
12	Chlorination / Sulfonation	Sulfonator scale		12E02	12E02
12	Chlorination / Sulfonation	Chlorine Injector		12E03	12E03
12	Chlorination / Sulfonation	Chlorine Injector		12E03a	12E03a
12	Chlorination / Sulfonation	Chlorine Injector	Shelf Spare		
12	Chlorination / Sulfonation	Residual analyzer	Consider replacement	12E04	12E04
12	Chlorination / Sulfonation	Sulfonator		12C03	12C03
12	Chlorination / Sulfonation	Sulfonator		12C04	12C04
13	Excess Flow Holding Pond	Structure		13B01	13B01
12	Chlorination / Sulfonation	Sulfonator	Shelf Spare		
13e	Excess Flow - East				
13w	Excess Flow - West				
13n	Excess Flow North				
14	Excess Flow Return Pump	50hp pump needs installed		14P01	14P01
14	Return Pump VFD	VFD need to be installed	soft start	14I02	14I02
14	Excess Flow Measure	Meter Brooks 3580	Check functionality	14I01	14I01
15	Plant waste return pump	Pump - ABS N-20-6		15P01	15P01

15	Plant waste return pump	Pump - ABS N-20-6		15P02	15P02
15	waste return measure	Meter	3" badger 2100	15I01	15I01
16	Operations Building	Structure		16S01	16S01
17	Operations Building	Sump pump		16P01	16P01
18	Maintenance Building	Structure		18S01	18S01
21	Onan Generator 2 Plant	Generator	Onan Cummins	21E01	21E01
21	Generator 2 Plant	Transfer switch needs replaced	Needs replaced ASAP	21E02	21E02
23	Administration Building	Structure		23S01	23S01
24	Non potable pumps	Pump VFD		24P01	24P01
24	Non potable pumps	Pump		24P02	24P02
24	Non potable pumps	Pump	Shelf Spare		
24	Non potable pumps	Sump pump		24P03	24P03
25	Upper plant switchgear	Equipment		25S01	25S01
26	This cell is left open	Open		open	open
27	Backwash Holding	Structure		27S01	27S01
28	Digester Blowers	Blower	Hoffman	28B01	28B01
28	Digester Blowers	Blower		28B02	28B02
28	Digester Blowers	Blower		28B03	28B03
30	Headworks switchgear	Equipment		30S01	30S01
30	Headworks switchgear	Allen Bradley MCC		30I01	30I01
30	Headworks switchgear	Power monitor		30I02	30I02
30	Headworks switchgear	Programable Logic Controller		30I03	30I03
32	Headworks valve vault	Structure		32S01	32S01
33	SBR control Building	Structure		33S01	33S01
33	Allen Bradley MCC			33I01	33I01
33	SBR Disc Drive		Reed Replacing System	33I02	33I02
33	PLC		Reed Replacing System	33I03	33I03
34	Backwash blower	Blower		34B01	34B01
35	Mid plant switchgear	Equipment		35I01	35I01
37	Sludge holding blower	Blower		37B01	37B01
38	Chlorination/dechlorination	Structure		38E01	38E01
39	Drying Beds	Structure		39S01	39S01

BETHANY CITY COUNCIL

From: Michael Vaughn, Finance Director
Date: May 14, 2026
Subject: Claims list for the 05/19/2026 City Council Meeting

GENERAL OPERATIONS FUND

FUND	AMOUNT
General Operations Fund	\$ 63,551.67
Public Safety Fund	\$ 5,801.35
E911 Fund	\$ 3,000.00
Capital Improvement Fund	\$ 7,340.00
2016 Library GO Bond	\$ 6,475.00
Federal Grant Fund	\$ 5,128.00
Debt Service	\$ 786,218.75
Municipal Court Fund	\$ 10,494.53
TOTAL	\$ 888,009.30

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 888,009.30
Bethany Public Works Authority	\$ 427,422.78
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 1,315,432.08

RECOMMENDATION

1. Approve claims as presented.



FUND: 010- GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A NON-DEPARTMENTAL						
26-56599	10-005216	PERDUE BRANDON FIELDER COLLAPR	2026 COLLECTION RPT	5/2026	APRIL 2026	6,205.17
DEPARTMENT TOTAL:						6,205.17
DEPARTMENT: 01.0 MANAGEMENT						
26-54164	10-004660	MOTHER NATURE'S INC.	PEST CONTROL/GOPHER	5/2026	1617874	120.00
26-54311	10-005084	JAN-PRO CLEANING SYSTEMS	CITY HALL CLEANING	5/2026	inv331665	813.00
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	1,460.69
26-54731	10-005373	CARD SERVICES/P1	MICROSOFT AZURE/BUSINESS	5/2026	E0300ZLFJY	1,112.50
26-54544	10-005851	LYTLE, SOULE' & FELTY, P.C.	MONTHLY SVC	5/2026	321973	6,250.00
26-56345	10-005851	LYTLE, SOULE' & FELTY, P.C.	OUTSIDE CONTRACT	5/2026	321954	642.14
26-56566	10-1	GERARDO ROQUE RODRIGUEZ	OSBI REIMBURSEMENT	5/2026	20260428	19.00
26-56332	10-1530	THE TRIBUNE	BUDGET PUBLIC HEARING	5/2026	20260410	110.60
26-54140	10-2274	OZARKA WATER COMPANY	MONTHLY RENTAL/WATER	5/2026	1072525	41.84
26-55515	10-2448	MARGARET MCMORROW-LOVE	ATTORNEY SVC	5/2026	MAY - 2026	448.00
26-55945	10-3196	IMAGENET CONSULTING, LLC	CONTRACT IT	5/2026	INV1616193	8,487.50
26-54530	10-4310	AMERIFLEX	FSA ADMIN FEE	5/2026	INV980131	174.90
DEPARTMENT TOTAL:						19,680.17
DEPARTMENT: 02.0 FINANCE						
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	5/2026	IN1344655	9.47
DEPARTMENT TOTAL:						9.47
DEPARTMENT: 03.0 COURT						
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	472.08
26-54071	10-1749	RK BLACK INC.	MAY 2026 SHREDDER	5/2026	0022521	40.00
26-56346	10-3258	CITY OF YUKON	INMATE HOLD	5/2026	2604	126.00
26-56427	10-3258	CITY OF YUKON	INMATE HOUSING	5/2026	2604-	210.00
26-56521	10-3258	CITY OF YUKON	INMATE HOUSING	5/2026	-2604	126.00
26-56634	10-3258	CITY OF YUKON	INMATE HOUSING	5/2026	2604--	210.00
26-54053	10-3342	JANI-KING OF OKLAHOMA, INC.	MAY 2026 JANITORIAL SERV	5/2026	OKC05260207	640.66
DEPARTMENT TOTAL:						1,824.74

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 04.0 ENGINEERING						
26-55845	10-005900	TEIM DESIGN GROUP, PLLC	ENGINEER CONTRACT	5/2026	13827	9,407.14
DEPARTMENT TOTAL:						9,407.14
DEPARTMENT: 05.0 POLICE						
26-54447	10-004789	TRADS, INC	MONTHLY USAGE	5/2026	234929-202604-1	100.00
26-56145	10-005072	DEVILLE LAUNDRY	JAIL LAUNDRY	5/2026	MAY 26	181.25
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	1,883.07
26-56142	10-005156	COX COMMUNICATIONS INC.	PD PHONE SVC	5/2026	20260501-	526.08
26-56626	10-005321	AMAZON CAPITAL SERVICES, INC	Inchair mats	5/2026	20260511	74.68
26-56570	10-005373	CARD SERVICES/P1	KANSAS TOLLS PIKEPASS	5/2026	20260297392	16.92
26-56610	10-005373	CARD SERVICES/P1	Pikepass PlatePay	5/2026	42921396,41803878	15.90
26-56649	10-005373	CARD SERVICES/P1	TRAINING FBI LEEDA	5/2026	20260415-	15.92
26-56538	10-005756	OVERHEAD DOOR	West Door on Sally Port	5/2026	0316534-IN	799.00
26-54730	10-005850	ABC CLINIC	SPAY AND NEUTER MONTHLY	5/2026	0069	2,905.00
26-55948	10-0225	GENUINE PARTS	REMAN STARTER	5/2026	311019	118.81
26-56216	10-0225	GENUINE PARTS	Vehicle parts	5/2026	114919	125.69
26-56524	10-0225	GENUINE PARTS	Napa Open	5/2026	115073	341.47
26-56601	10-0429	WVP OF OKLAHOMA LLC	VAC AGREEMENT APRIL	5/2026	APR SVC.	235.00
26-56590	10-0883	LOCKE SUPPLY CO.	LED LIGHTBULBS	5/2026	58193970	220.75
26-56605	10-0883	LOCKE SUPPLY CO.	BATTERY BACKUP LIGHTS	5/2026	58234134-00	516.96
26-54321	10-1068	ONG	MONTHLY SVC	5/2026	20260422	290.75
26-56568	10-2123	HOME DEPOT CREDIT SVCS	SHEETING, PAINT, WATER	5/2026	004003/2523145	161.26
26-54349	10-2442	SUMNERONE, INC.	3 Copier Lease & Usage	5/2026	4607481	138.97
26-54126	10-3342	JANI-KING OF OKLAHOMA, INC.	Monthly Cleaning	5/2026	OKC05260104	1,924.66
26-56200	10-3527	GEARWORKS	SHIELD DECALS	5/2026	9539	247.50
26-56223	10-3527	GEARWORKS	VECTOR FILE	5/2026	9540	180.00
DEPARTMENT TOTAL:						11,019.64
DEPARTMENT: 06.0 FIRE						
26-56465	10-005156	COX COMMUNICATIONS INC.	PHONE, INTERNET	5/2026	20260501	1,312.66
DEPARTMENT TOTAL:						1,312.66

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 07.0 COMMUNITY DEV						
26-56556	10-005321	AMAZON CAPITAL SERVICES,	INCE TABLET SUPPLIES	5/2026	8676258	58.44
26-56645	10-005373	CARD SERVICES/P1	MUNICIPAY FEE	5/2026	26-56645	3.00
26-54823	10-005689	CHALLENGER LANDSCAPING AND	1800 N TIMBER	5/2026	1800 N TIMBER (1)	550.00
26-56632	10-005689	CHALLENGER LANDSCAPING AND	HANNAY MOWING	5/2026	6400 NW31-20260508	75.00
26-56541	10-006096	FIRST AMERICAN TITLE INSURA	1800N TIMBER TITLE SEARCH	5/2026	607-2499196618	100.00
26-56547	10-1530	THE TRIBUNE	BOA SPECIAL EXECP 26-03	5/2026	20260501**	154.16
26-56548	10-1530	THE TRIBUNE	PUBLICATION STORMWATER	5/2026	20260501*	33.60
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	5/2026	IN1344655	37.89
26-56573	10-2703	OKLAHOMA BODY WORKS INC	BOB TRUCK HAIL DAMAGE	5/2026	27074	500.00
26-56639	10-3348	COUNTY CLERK OKLA COUNTY	LIEN/RELEASE	5/2026	26-56639	18.00
DEPARTMENT TOTAL:						1,530.09
DEPARTMENT: 08.1 PUBLIC WORKS - ADMIN						
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	401.04
26-56584	10-005321	AMAZON CAPITAL SERVICES,	INNVR SYSTEM FOR PB CAMERAS	5/2026	1645807	1,079.96
26-54321	10-1068	ONG	MONTHLY SVC	5/2026	20260422	253.82
DEPARTMENT TOTAL:						1,734.82
DEPARTMENT: 08.2 PUBLIC WORKS - STREETS						
26-54003	10-004688	TLS GROUP, INC.	MAINTAGREEMENTSIGNALATION	5/2026	0526-1807	480.00
26-56494	10-004688	TLS GROUP, INC.	39TH & COLLEGE	5/2026	2070	633.75
26-56609	10-005005	BRONCO EQUIPMENT RENTAL &	STRENCHER RT 66 SIGN	5/2026	916641-0001	127.19
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	329.06
26-56578	10-005321	AMAZON CAPITAL SERVICES,	INCOMBLOCKFORPARKS,DAWN	5/2026	8079463	19.44
26-56628	10-005321	AMAZON CAPITAL SERVICES,	INLAVASOAP,TRAFFICBULBS,URI	5/2026	6049827	285.45
26-56602	10-005624	RAY ALBRIGHT STEEL PRODUCTS	STEEL FOR WINDOWS	5/2026	26-2897	228.06
26-56618	10-006180	CENTERLINE SUPPLY INC.	4 STOP SIGNS	5/2026	ORD0174124	258.00
26-56653	10-006180	CENTERLINE SUPPLY INC.	FOUR PAILS PAINT	5/2026	ORD0174607	613.32
26-56594	10-006287	TAKE TEN TIRE & SERVICE	ONE TIRE UNIT #74	5/2026	4-353174-	50.00
26-56454	10-006323	TRININTY BORING SOLUTIONS	IBORING FOR SOLAR LIGHTS	5/2026	043026	1,480.00
26-56518	10-0668	HAYES ELECTRIC	ELECTRIC OUTLETS	5/2026	94333	333.16
26-56576	10-0668	HAYES ELECTRIC	DX&POSSIBLEREPAIRPLUG	5/2026	94586	450.00
26-56544	10-0694	HASKELL LEMON CONST CO	THREE TONS OF ASPHALT	5/2026	20264	139.20
26-56553	10-0694	HASKELL LEMON CONST CO	FOUR TONS ASPHALT	5/2026	20293	257.60
26-56580	10-0694	HASKELL LEMON CONST CO	2 TONS OF ASPHALT	5/2026	20342	250.40
26-56593	10-0694	HASKELL LEMON CONST CO	TWO TONS ASPHALT	5/2026	20376	163.20
26-56627	10-0694	HASKELL LEMON CONST CO	THREE TONS ASPHALT	5/2026	20513	203.20
26-56516	10-1329	SCHWARZ (BORAL) READY MIX	ROCK	5/2026	352013	537.00
26-56608	10-1622	WESTLAKE ACE HARDWARE	PVCPIPE,COUPLE,BUSHING	5/2026	3505590-	55.14
26-56643	10-1726	BETHANY COUNTRY STORE	HERBICIDES FOR STREETS	5/2026	2837600	220.00
26-56588	10-2123	HOME DEPOT CREDIT SVCS	SHOP LIGHT FOR STREETS	5/2026	004210/2010801	19.97
26-56607	10-2123	HOME DEPOT CREDIT SVCS	HARDWAREFORWINDOWS	5/2026	005665/1020245	181.70
26-56535	10-2702	AMERICAN LOGO & SIGNS	SIGN FOR REPLACEMENTS	5/2026	34398	140.00
DEPARTMENT TOTAL:						7,454.84

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT	
DEPARTMENT: 08.4		PUBLIC WORKS - MAINT					
26-56602	10-005624	RAY ALBRIGHT STEEL PRODUCTS	STEEL FOR WINDOWS	5/2026	26-2897	228.06	
26-56635	10-1261	RED ROCK PETRO	SHORT PAY ON PO 26-56268	5/2026	1635394-	40.00	
26-56557	10-2895	CHAPPELL SUPPLY	HOSES,ORING,NOZZELS	5/2026	0391352-IN	100.91	
DEPARTMENT TOTAL:						368.97	
DEPARTMENT: 08.5		PUBLIC WORKS - PARKS					
26-54004	10-0006	A WELDORS SUPPLY	MONTHLYFEESFORWELDING	5/2026	276481	24.00	
26-54807	10-005156	COX COMMUNICATIONS INC.	PARKS MNTLY SVC	5/2026	-20260501	29.39	
26-56578	10-005321	AMAZON CAPITAL SERVICES,	INCOMBLOCKFORPARKS,DAWN	5/2026	8079463	136.08	
26-56595	10-005321	AMAZON CAPITAL SERVICES,	IN6 TENNIS NETS	5/2026	8577036	731.94	
26-56603	10-005321	AMAZON CAPITAL SERVICES,	INSHOWER CURTAINS FOR POOL	5/2026	0537002	96.60	
26-56628	10-005321	AMAZON CAPITAL SERVICES,	INLAVASOAP,TRAFFICBULBS,URI	5/2026	6049827	51.70	
26-56637	10-005321	AMAZON CAPITAL SERVICES,	INCLEANING FOR POOL	5/2026	3367440	420.10	
26-56642	10-005321	AMAZON CAPITAL SERVICES,	INRESCUETUBE,HEADIMOBILIZARS	5/2026	9677855	184.64	
26-56164	10-005628	OKLAHOMA CORRECTIONAL INDUSADOPT-A-BENCH		5/2026	133625	315.00	
26-56647	10-0225	GENUINE PARTS	BATTERY FOR LAWN MOWER	5/2026	116300	52.95	
26-56575	10-1509	TOM'S SPEEDY LOCK & KEY SER	PARK SHELTERS KEYS	5/2026	71036	84.00	
26-56582	10-1509	TOM'S SPEEDY LOCK & KEY SER	28 SETS OF KEYS FOR PARKS	5/2026	71038	224.00	
26-56567	10-1622	WESTLAKE ACE HARDWARE	BULK FASTENERS	5/2026	3505576	19.30	
26-56574	10-1622	WESTLAKE ACE HARDWARE	CLEANING FOR PARKS	5/2026	3505582	131.05	
26-56608	10-1622	WESTLAKE ACE HARDWARE	PVCPIPE,COUPLE,BUSHING	5/2026	3505590	12.51	
26-56612	10-1622	WESTLAKE ACE HARDWARE	HARDWARE	5/2026	3505592	33.49	
26-56621	10-1622	WESTLAKE ACE HARDWARE	HOSEBIBFORCHEMICALSPRAYER	5/2026	3505594	7.99	
26-56641	10-1622	WESTLAKE ACE HARDWARE	SHOVEL, SPRAYER	5/2026	3505598	69.98	
26-56620	10-1726	BETHANY COUNTRY STORE	HERBICIDES	5/2026	2837597	125.00	
26-56616	10-2123	HOME DEPOT CREDIT SVCS	COMET,CLORIX,DECKSCRUBBRU	5/2026	H3909/312483	59.34	
26-56585	10-2651	RECREATION SUPPLY CO	MOUNTING KIT/DIVINGBOARD	5/2026	541990	194.90	
DEPARTMENT TOTAL:						3,003.96	
FUND TOTAL:						63,551.67	

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
26-56444	10-004536	APPLIED CONCEPTS, INC.	Lidar Repair	5/2026	477348	602.50
26-56293	10-0610	GALLS LLC	Breeching Sets	5/2026	034812363	5,198.85
DEPARTMENT TOTAL:						5,801.35
FUND TOTAL:						5,801.35

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
<hr/>						
DEPARTMENT: 40.0		PROJECTS				
26-56430	10-006315	SPATIAL DATA RESEARCH, INC.NG911 GIS		5/2026	OKNG911110	3,000.00
DEPARTMENT TOTAL:						3,000.00
FUND TOTAL:						3,000.00

FUND: 031- CAPITAL IMPROVE PROJECTS

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0		PROJECTS >\$25,000				
26-55386	10-005900	TEIM DESIGN GROUP, PLLC	SHANNON LIFT STATION	5/2026	13829	2,590.00
26-56646	10-006326	NORTH WOODS TRUCKING LLC	GRAVEL FOR FIRE TOWER	5/2026	8855	4,750.00
DEPARTMENT TOTAL:						7,340.00
FUND TOTAL:						7,340.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
26-55473	10-005900	TEIM DESIGN GROUP, PLLC	35/MUELLER SIDEWALK/RD	5/2026	13826	6,475.00
DEPARTMENT TOTAL:						6,475.00
FUND TOTAL:						6,475.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0 Sewer Project						
26-55347	10-005900	TEIM DESIGN GROUP, PLLC	ARPA PENIEL SEWER	5/2026	13828	4,770.00
DEPARTMENT TOTAL:						4,770.00
DEPARTMENT: 41.0 Well and Wellfield Proj.						
26-55372	10-005900	TEIM DESIGN GROUP, PLLC	WELL AND WELLFIELD	5/2026	13823	358.00
DEPARTMENT TOTAL:						358.00
FUND TOTAL:						5,128.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
26-56477	10-005481	BANCFIRST BLT	2016 BOND	5/2026	20260601-	484,187.50
26-56478	10-005481	BANCFIRST BLT	22B BOND	5/2026	20260601	302,031.25
DEPARTMENT TOTAL:						786,218.75
FUND TOTAL:						786,218.75

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A		NON-DEPARTMENTAL				
26-56596	10-1869	CLEET	APRIL 2026 CLEET REPORT	5/2026	APRIL 2026--	3,634.40
26-56597	10-1970	OSBI	APRIL 2026 AFIS FEE	5/2026	APRL 2026-	3,505.92
26-56598	10-1970	OSBI	APR 2026 FORENSIC REPORT	5/2026	APR 2026-	3,334.21
26-56600	10-4235	OKLA BUREAU OF NARCOTICS	APRIL 2026 OBN REPORT	5/2026	APR 2026	20.00
DEPARTMENT TOTAL:						10,494.53
FUND TOTAL:						10,494.53
GRAND TOTAL:						1,315,432.08

NOTICE: On Monday, March 16, 2026, at or before 4:59 p.m., agenda was posted at the front doors of 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 the necessary accommodation.

BETHANY CITY COUNCIL
SPECIAL CALLED/WARD 3 TOWN HALL MEETING

THURSDAY, APRIL 30, 2026

6:30 P.M.

**BETHANY LIBRARY
6700 NW 35TH STREET
BETHANY, OK 73008**

MEMBERS PRESENT:	Amanda Sandoval Kathy Larsen Chandra Ford Chris Powell Burt Falkner	Mayor Council Member Council Member Council Member Council Member
MEMBERS ABSENT:	Peter Plank Ken Smart Brian Magirowsky Aja Triana	Vice-Mayor Council Member Council Member Council Member
OTHERS PRESENT:	Elizabeth Gray John Reid Chad Meek See Roster	City Manager Police Chief Deputy Police Chief

Mayor Sandoval called to order the Special Called Meeting/Ward 3 Town Hall meeting to order at 6:35 p.m.

MAYOR AMANDA SANDOVAL, COUNCIL MEMBER KATHY LARSEN (WARD 3), COUNCIL MEMBER CHANDRA FORD (WARD 3), ADMINISTRATIVE STAFF, AND GUESTS WILL GATHER AT THE BETHANY LIBRARY LOCATED AT 6700 NW 35TH STREET, BETHANY, OKLAHOMA FOR THE PURPOSE OF A TOWN HALL MEETING WITH WARD 3 RESIDENTS.

THIS MEETING IS FOR DISCUSSION ONLY, WITH NO BUSINESS TO BE ACTED UPON BY THE CITY COUNCIL.

No action taken.

Mayor Sandoval adjourned the Special Called Meeting/Ward 3 Town Hall meeting at 7:35 P.M..

CITYCLERK

MAYOR

BETHANY CITY COUNCIL

From: Elizabeth A. Gray, City Manager
Date: May 14, 2026
Subject: Consideration and Possible Action to Approve Mutual Cooperation Agreement with Oklahoma County for FY 2027.

BACKGROUND

The City of Bethany and Oklahoma County annually agree to cooperate with certain road projects. The City asks for assistance from Oklahoma County. Oklahoma County provides assistance as provided by state law and funds permit.

This agreement is similar to those from previous years.

RECOMMENDATION

1. Approve the Mutual Cooperation Agreement with Oklahoma County and authorize the Mayor to sign the document of behalf of the City of Bethany.

ADDITIONAL COMMENTS

A circular stamp containing the handwritten initials "dg" in blue ink.

County Request No. 239

REQUEST FOR LEGAL SERVICES

This form is used to provide legal opinions and contract approval by the District Attorney's Office. Only that advice that is related to a pending or potential claim against the County or its officers and employees is protected by the attorney-client privilege. Opinions that are privileged should not be disclosed to anyone or the privilege may be waived.

All legal opinions and approvals rendered are based only on the documentation and information stated below or attached to this form and, thus, it is important that all relevant facts and information be provided at the time of review. Please advise the District Attorney's Office of new or additional information, as it may cause the opinion to change. In all cases, the opinions of the District Attorney's Office are not binding on the County, its officers or employees and may be followed or disregarded in the discretion of the elected official.

Date of Request: 04/29/2026 Department: District 2

State the nature of the legal request: _____

Review as to legality and form - General Mutual Cooperation Agreement between The City of Bethany and the Board of County Commissioners of Oklahoma County

RECEIVED

APR 29 2026

CIVIL DIVISION
DISTRICT ATTORNEY

Brandi Mertens, Chief Deputy D2

County Officer or Department Director

Reply of District Attorney's Office:

Date of Reply: 4/29/2026
Assistant District Attorney

GENERAL MUTUAL COOPERATION AGREEMENT

BETWEEN THE CITY OF BETHANY & THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY

THIS GENERAL MUTUAL COOPERATION AGREEMENT (the "Agreement") is entered into effective JULY 1, 2026, between the **CITY OF BETHANY** a municipal corporation organized and existing under the laws of the State of Oklahoma (the "Municipality"), and the **BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY**, a political subdivision organized and existing under the laws of the State of Oklahoma (the "County").

RECITALS:

WHEREAS, 69 O.S. § 601A, authorizes the County to use any funds which are in the county highway fund to construct and maintain as county highways those roads which best serve the most people of the county; and

WHEREAS, 69 O.S. § 603 provides that the County may contract for grading, draining, or hard surfacing any street within any municipality where such street is a continuation of or a connecting link in the State or County Highway System; and

WHEREAS, 69 O.S. § 1903B authorizes the County to enter into an agreement with a municipality or any two or more counties or municipalities to construct, improve, repair or maintain any of the roads, streets or highways of the other parties to the contract; and

WHEREAS, County Resolution No. 118-08 has set out procedures for tinhorn acquisition if the requested tinhorn location(s) is/are within the corporate limits of a municipality, and a legal agreement with the municipal entity to install the tinhorn and collect the fees must be approved; and,

WHEREAS, the County and the Municipality find that it is to the mutual benefit of the citizens of both the Municipality and the County to enter into an agreement for mutual cooperation for maintenance, construction, and repair of certain streets within the limits of the Municipality and the responsibility of the Municipality, and the installation of tinhorns within the limits of the Municipality.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. The County may, at their discretion, perform work to construct, improve, or repair certain roadways within the incorporated limits of the Municipality.
2. The Municipality's governing body must submit specific written requests to the County, titled regarding particularly described streets or portions of streets for which the Municipality is seeking the County's assistance in construction, improvement, repair and maintenance. Said requests shall adequately and specifically describe the street location and the specific type of

assistance needed from the County and describe the anticipated period of time that such assistance shall be needed. If the County approves the Municipality's request for assistance, said request shall be performed pursuant to the authority of this Agreement and the specific agreement.

3. The Municipality shall, under the specific agreement, furnish to the County the funds to pay the Municipality's share of the costs of labor, engineering, equipment, and material.

4. No party to the contract shall be liable for the acts or omissions of the other party or for failure to inspect or supervise the performance of the other party.

5. The parties understand and agree that this Agreement in no way relieves the Municipality of the Municipality's primary duty to maintain its streets in a reasonably safe condition for travel by the public for the duration of the project.

6. Municipality hereby represents and warrants to County that the Municipality owns, leases, or holds beneficial easements on any and all real property on which they seek the County's assistance in construction, improvement, repair or maintenance.

7. Notwithstanding anything to the contrary herein, the Municipality acknowledges that the County's performance of work under this agreement is subject to the County's availability of highway department personnel, equipment, labor and materials, and to weather conditions or circumstances beyond the reasonable control of County.

8. This Agreement shall commence on JULY 1, 2026, and continue through JUNE 30, 2027.

CITY OF BETHANY

From: Michael Vaughn, Finance Director
Date: 5/13/2026
Subject: Budget Amendment 26-19

BACKGROUND

The City of Bethany has entered into an agreement with Spatial Data Research to provide services to make spatial, topological and attribution corrections and additions to the GIS data to ensure that Bethany's 911 data will meet the requirements of the 911 industry and will be up to date according to the Oklahoma Geographic Information & Addressing Standard. The total cost of the services will be \$17,396 for the initial year and \$4500 per year thereafter. This initial year cost is to be reimbursed by a grant from the Oklahoma Emergency Management Department.

The City of Bethany currently receives approximately \$76,000 per year in E911 fees, which can be used for any E911 compliant expenditures.

RECOMMENDATION

1. Approve Budget Amendment 26-19 (attached).

ADDITIONAL COMMENTS

\$17,396 to be funded from a reimbursement grant through ACOG NG911



Approval of and authorization to execute Budget Amendment Number BA# 26-19

BUDGET AMENDMENT FORM

Funds: E911 Fund
Amendment #: BA# 26-19
Fiscal Year: FY 2026

<u>Account #</u>	<u>Account Name</u>	<u>Estimated Revenue</u>		<u>Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
E911 Fund					
022-540.0-345	E911 Compliant Exp.	8,000			
022-25390	Fund Balance			8,000	
TOTALS		<u>8,000</u>	<u>-</u>	<u>8,000</u>	<u>-</u>

EXPLANATION:

Budget Amendment 26-18 Increased Appropriations for E911 compliant expenses to fund the City's GIS project.

Date & Signature of Mayor: _____ x _____ Date

Date & Signature of City Manager: _____ x _____ Date

Date Approved by the City of Bethany: May 19th, 2026 _____

E911 Fund

Unappropriated Fund Balance Remaining After Amendement: **316,639.00**

BETHANY CITY COUNCIL

From: Brett Crecelius
Date: May 12, 2026
Subject: Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N. Peniel Ave. from R- (Residential-Multi-Family) to MHP (Mobile/Manufactured Home Park)..

BACKGROUND

Attached are the minutes and the staff report from the May 7, 2026 Planning and Zoning Commission meeting. Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the rezoning of the property located at 5200 N. Peniel Ave. from R-M, (Residential-Multi-family) to MHP (Mobile/Manufactured Home Park). The votes are as follows: AYE-James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0

RECOMMENDATION

- 1. As develops during the meeting.

ADDITIONAL COMMENTS



ORDINANCE NO. 2094

AN ORDINANCE AMENDING THE ZONING ORDINANCES, MAP, AND COMPREHENSIVE PLAN OF THE CITY OF BETHANY, OKLAHOMA, BY INCLUDING IN MHP, (MOBILE/MANUFACTURED HOME PARK) THE PROPERTY LOCATED AT 5200 N. PENIEL AVE. FROM R-M (RESIDENTIAL-MULTIFAMILY) IN BETHANY, OKLAHOMA COUNTY, OKLAHOMA AS MORE PARTICULARLY DESCRIBED HEREINAFTER.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY:

Section 1. The following-described real estate situated in the City of Bethany, to wit:

THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARETER SE/4) OF SECTION NINE (9), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA ACCORDING OT THE US GOVERNMETN SURVEY TEHREOF.

is hereby included in, added to, and made part of the district set aside for MHP, Mobile/Manufactured Home Park, and the Clerk of the City of Bethany is hereby authorized and directed to correct the official zoning map and comprehensive plan map of the City of Bethany, Oklahoma, to conform thereto.

END

The undersigned hereby certify that the foregoing ordinance was introduced before the Bethany Planning and Zoning Commission on May 7, 2026, and the Bethany City Council on the April 7, 2026, and was duly adopted and approved by the Mayor and City Council of the City of Bethany on the 19th day of May, 2026, after public hearing, and after compliance with notice

requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.

MAYOR

ATTEST:

CITY CLERK

Approved as to form and legality on _____, 2026.

CITY ATTORNEY

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MAY 7, 2026

MEMBERS PRESENT: James Clemmer, Vice-Chair
Sam Thurman
Robert Helton
Steve Marx
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT: Justin Peck, Chair
Ron Crouch

STAFF PRESENT: Brett Crecelius, Comm. Dev. Director
Raquelynne Diaz, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Fri., May 1, 2026 on or before 4:30 p.m.

James Clemmer, Vice-Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Sam Thurman, seconded by Robert Helton to approve the April 16, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Steve Marx, Robert Helton, Sam Thurman, Jennifer Edmonson. NAY - None. ABSTAIN- James Clemmer, Arvil Williams. The motion carried 4-0-2.

ITEM 1: PC 26-13

Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential-Multi Family) to MHP (Mobile/ Manufactured Home Park).

Legal Description: The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey thereof.

(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider rezoning the property located at 5200 N Peniel Ave from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park). If request is approved all site plans and home placements will be required to be reviewed and approved by the city.

P22 Minutes
5/17/2026

Conor Reagan with Stonetown Capital, Applicant spoke to the Planning and Zoning Commission and gave a presentation of several developments they have done within Oklahoma. We are owner/operator of manufactured housing communities, and have twenty six communities across Oklahoma. We have been active in this market since 2011. I want it to be known we are long term owners and not flippers of real estate. He presented photos of how the property at 5200 N. Peniel Ave. looked when they purchased property and how it looks now with the improvements they have been making. The homes will be about 1200 square feet with two to three parking pads and an eight by eight storage shed. Also, because we don't have a ton of space we are proposing to make a contribution to the city. A playground for smaller kids next to the existing playground in Macrory Park across the street for our residents and other residents in the area can use. Lastly we will be providing an above ground tornado shelter which the existing community does not have. We will have an active management office on site.

Vice-Chair Clemmer asked if there was an easy access from the south end to where the tornado shelter was going to be.

Conor Reagan with Stonetown Capital, Applicant stated yes it is all pretty close. So the tornado shelter will be in the northeast corner of the community which is pretty accessible from the existing community.

Commissioner Marx thanked the applicant for coming to Bethany and revitalizing that area.

Commissioner Helton stated he believes the limit on cul-de-sacs is fourteen lots. He spoke about changing plans and make a more u-shape in the road.

Conor Reagan, with Stonetown Capital, Applicant stated that is something we can explore with the city.

Brett Crecelius, Comm. Dev. Director stated the preliminary site plan is just that, so any subdivision or replating or construction needs to get permitting and proper approval. So that was just an example site plan that can be adjusted to meet code.

Commissioner Clemmer asked if the Fire Marshall will approve the circle for the turn-around of fire trucks.

Brett Crecelius, Comm. Dev. Director explained during construction and permitting that will be run by the Fire Marshall to make sure there is proper turning radius. Right now we are strictly on the rezoning request.

Mr. Coleman, resident of 6300 NW 54th spoke the Planning and Zoning Commission. He expressed concerns about parking, traffic, property values, buffer between the mobile home park and

surrounding residential lots, and what will the mobile home park look like long term. He asked about the proposed entrance and what will happen to the old homes on the lot.

Mr. Patrick, resident of 6301 NW 54th asked where the entrance and exit for this property will be located. He feels this development will just add congestion to the neighborhood. He spoke against the rezoning request.

Ms. Enright, resident of 6300 NW 54th (corner of NW 54th and Redmond) expressed concerns about the entrance to park, traffic, noise, and the need for a fence to buffer mobile home park from residential area. I do not want the corner of NW 54th and N. Redmond to be an entrance to the mobile home park.

Mr. Watts, resident of 6030 NW 54th Pl. expressed concerns with construction noise and the population density. He mentioned he has gone by some of the other mobile home parks owned by Stonetown Capital and said you are doing a great job. The location in Bethany looks better now than it ever has in the past. He asked if the applicant is renting out spaces or do you own the homes and rent the homes out. Are you going to let people bring in their old worn out trailers? Is there going to be an active property manager on site?

Conor Reagan with Stonetown Capital, Applicant addressed the questions from the people in the audience. In reference to the entrance, our site plan is not final, and we are going to work with the City of Bethany to figure everything out. But as far as Mr. Reagan knows the entrance will not go through Warr Acres, it will come through the existing south side of the park. As far as the field area, permission was not give to any children to do whatever they were doing in the field. In terms of the older homes in community, so we do not kick anybody out of the community. If people are following rules and regulations and paying their rent, and not doing anything dangerous or violent and keep their home in relatively good condition, we are not in the business of kicking people out. But we have taken a lot of the abandon homes out and cleaned up the lots. Over time as people move out, the homes will become newer and newer. There will be active management on site. Also, we will explore the fencing idea with the City of Bethany.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the rezoning of the property located at 5200 N. Peniel Ave. from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park). The votes are as follows: AYE- James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 2:

PC 26-16

Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

City of Bethany
 Planning & Zoning Staff Report
 May 7th, 2026

Case Number: PC 26-13

Request: Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park).

Legal Description: The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey therof.

Current Zoning: R-M (Residential- Multi Family)

Proposed Zoning: MHP (Mobile/ Manufactured Home Park).

Surrounding Zoning:

Direction	Zoning
North	Warr Acres
South	MHP (Mobile Home Park)
East	Warr Acres
West	I-L (Industrial Light)

Table 1

Zoning Characteristics

	R-M	MHP
Use	Residential Multiple family	Mobile/Manufactured Home Park
Lot area (minimum) per dwelling unit	3,630 square feet; 1,500 square feet of usable open space	4,000 square feet
Intensity of lot	12 dwelling units per acre	10 homes per acre
Total area	Approximately 4.13 Acres	

Table 2

Background:

The applicant seeks a rezoning to MHP (Mobile/Manufactured Home Park) to provide zoning consistency with the adjoining parcel to the south, which is zoned MHP and is currently undergoing redevelopment with infrastructure upgrades and new home installations by the property owner, Stonetown Bethany LLC. Rezoning the subject property would support the expansion of this community and help increase affordable housing options in the area. The property is presently zoned R-M (Residential–Multi-Family) and is currently undeveloped. As part of the redevelopment effort, the property owner has indicated they intend to purchase playground equipment for Macrory Park.

Analysis:

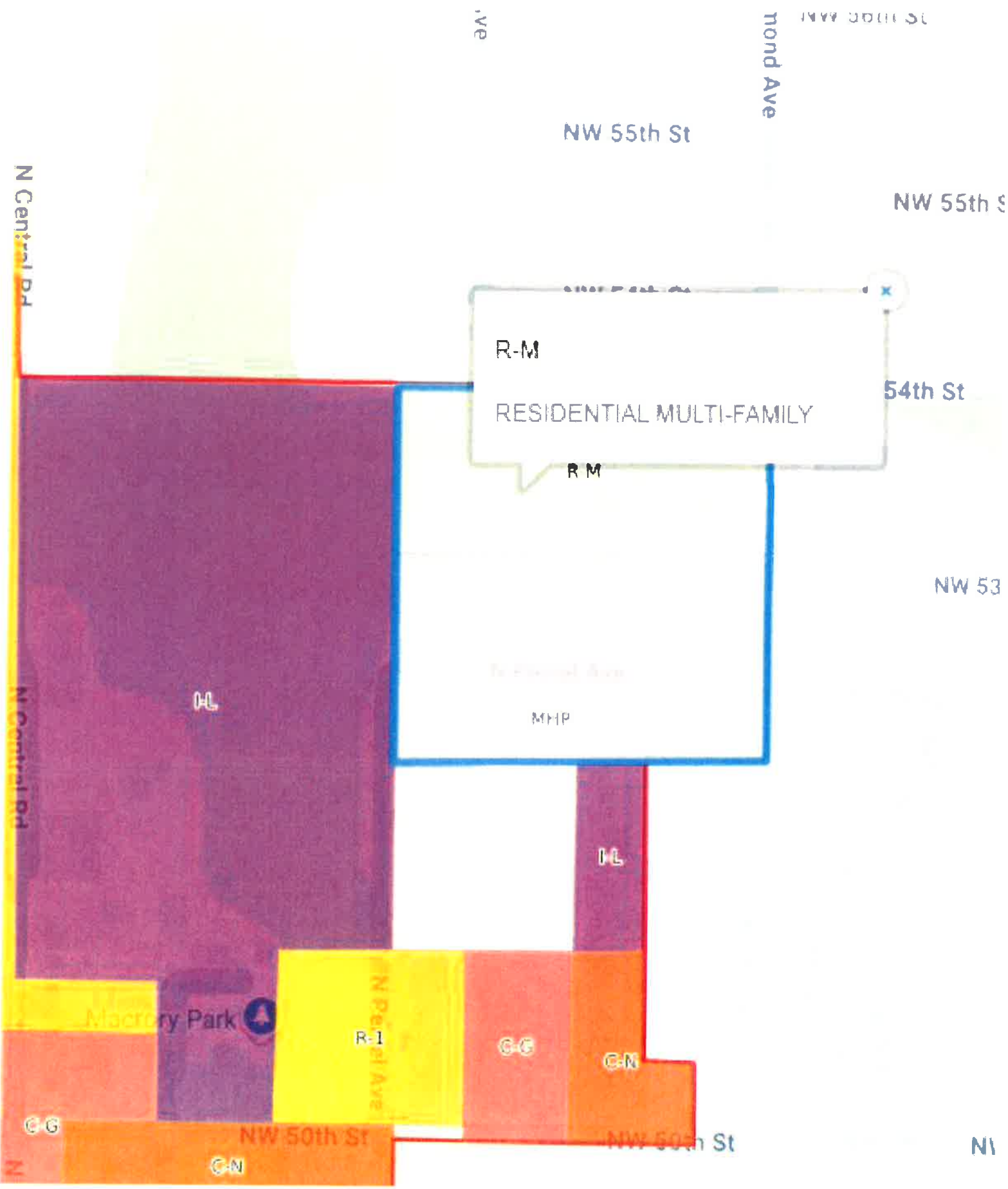
The site encompasses a total area of approximately 4.13 acres (179,902.8 square feet). The property is part of the ongoing redevelopment of Peniel Park, where infrastructure improvements are underway and new homes are beginning to be installed. The property abuts Warr Acres to the north and east, Industrial Light (I-L) zoning to the west, and MHP zoning to the south. Given the surrounding land uses and zoning classifications, the requested rezoning is generally consistent with the existing character of the area and would be compatible with MHP zoning. However, the City's Comprehensive Plan identifies this area as Industrial Mixed Use. Despite this designation, MHP zoning currently exists to the south, where manufactured homes are already established and occupied.

According to the site plan submitted, the applicant proposes to place 32 new manufactured homes on the approximately 4.13-acre property. This layout complies with the City's maximum residential intensity of 10 homes per acre for this zoning district. If the property is rezoned, all site plan submittals and home placements will be required to be reviewed and approved by the City.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. This recommendation will be heard by Bethany City Council on May 19, 2026, and a decision whether to approve or deny this change will be made.

Attachments:

- Zoning Map
- Aerial Photograph
- Application & Certified Owners List
- Public Notification



ave

mond Ave

NW 55th St

NW 55th St

NW 55th St

N Central Rd

R-M

RESIDENTIAL MULTI-FAMILY

54th St

R M

NW 53

To Parcel Area

MHP

DL

DL

Machinery Park

R-1

GG

CN

GG

NW 50th St

NW 50th St

N

CN

NI



R-M
RESIDENTIAL MULTI-FAMILY

N Peniel Ave

Lakes Covenant Fellowship

50th Street Church of Christ

NW 50th St

NW 50th St

NW 50th St

NW 56th St

NW 56th St

NW 55th St

NW 55th St

54th St

NW 53rd Terrace

N Central Rd

N Central Rd

N Peniel Ave

N Central Rd



N Donald Ave

N Redmond Ave

APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

- 1 Applicant: Conor Reagan Phone#: 303-407-3025
Address: 720 S. Colorado Blvd, Suite 1150-N, Glendale, CO 80246
- 2 Record Property Owner(s): Stonetown Bethany, LLC Phone#: 303-407-3025
Address: 720 S. Colorado Blvd, Suite 1150-N, Glendale, CO 80246
- 3 Request rezoning from: R-M
To: MHP
- 4 Street address or location: 5200 N. Peniel Ave, Bethany, OK 73008
- 5 Legal description (attach if necessary): Attached
- 6 Area of property (sq. ft.): Approximately 4.13 Acres
- 7 The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
- 8 In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
- 9 Signature of Applicant: 
Signature of Property Owner: 

**APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY**

Location and Extent of Requested Amendment (attached map if possible):

The property is located at 5200 N. Peniel Ave, Bethany, OK 73008. An aerial map is attached.

Present Designation: R-M

Requested to be changed to: MHP

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change): The southern half of the parcel is currently zoned MHP and is already an established manufactured home community that we are currently modernizing. Our work includes upgrading the aged infrastructure and installing new manufactured homes. The northern portion of the parcel, approximately 4.13 acres, is currently zoned R-M. Rezoning the northern portion to MHP would create consistent zoning across the property and allow the site to be planned and developed as one cohesive community, supporting the addition of new manufactured home lots and expanding affordable housing options.

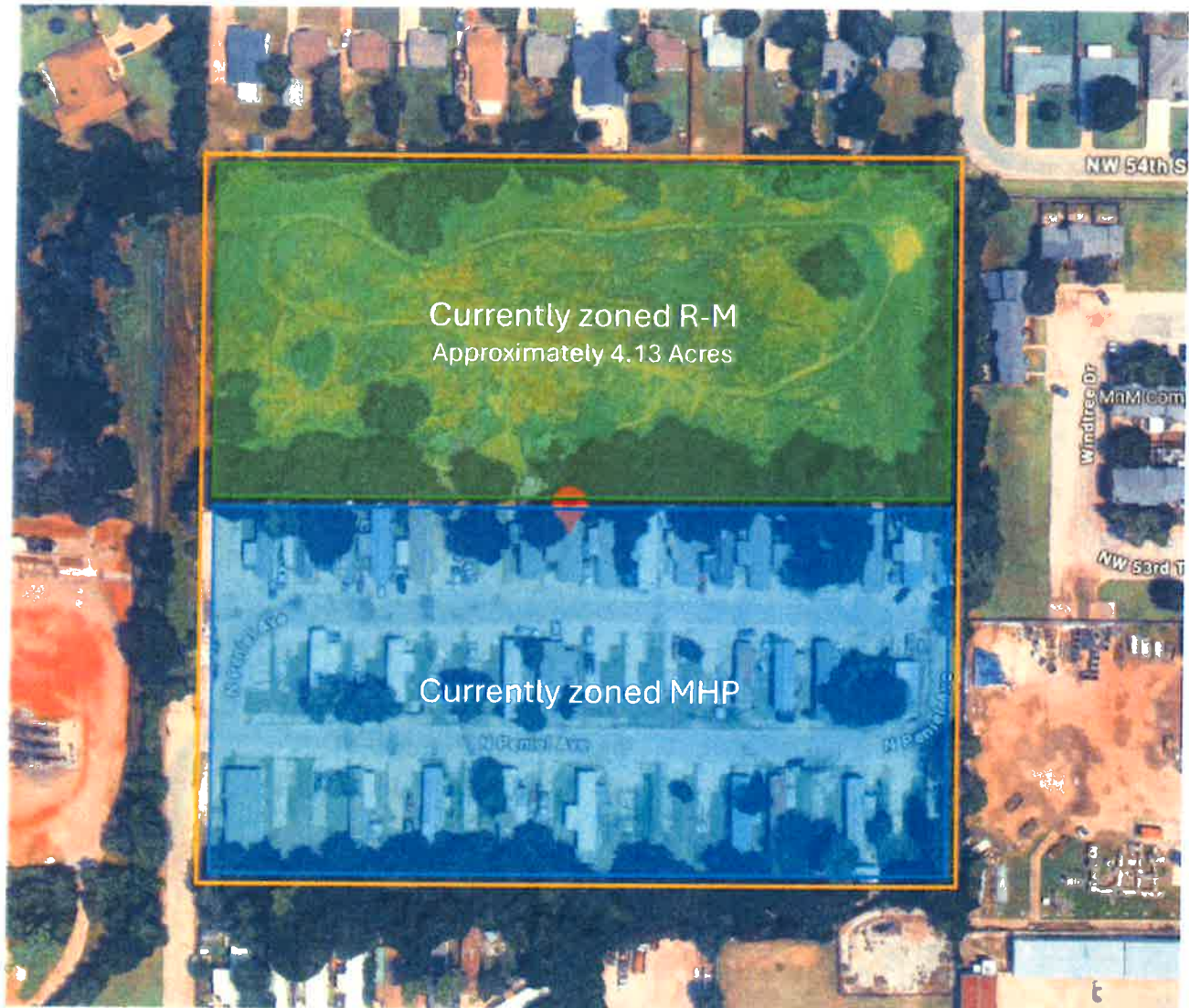
(attach additional sheets, maps, etc., if necessary)

Applicant: Conor Reagan

Address: 720 S. Colorado Blvd, Suite 1150-N, Glendale, CO 80246

Phone: 303-407-3025

Signature: 



Legal Description of the Property

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S. Government survey thereof.

OWNERSHIP REPORT
ORDER 2986230-OK99

EFFECTIVE DATE: MARCH 31, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2834	R173763402	STONETOWN BETHANY LLC		5200 N PENIEL AVE	BETHANY	OK	73008	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 9 12N 4W NW4 SW4 SE4 (SUBJECT PROPERTY)	5200 N PENIEL AVE BETHANY
2834	R121921090	SANDERS LORETTA A	C/O LORETTA HATCHETT	2313 NW 112TH ST	OKLAHOMA CITY	OK	73129	WIND TREE TO WARR ACRES	0	10	WIND TREE TO WARR ACRES 000 010	6020 NW 53RD TER WARR ACRES
2834	R121921100	WALLACE GREGORY DONALD		6022 NW 53RD TER	WARR ACRES	OK	73122-6041	WIND TREE TO WARR ACRES	0	11	WIND TREE TO WARR ACRES 000 011	6022 NW 53RD TER WARR ACRES
2834	R121921110	PRECIOSA PROPERTIES MANAGEMENT LLC		9116 NW 141ST ST	YUKON	OK	73099	WIND TREE TO WARR ACRES	0	12	WIND TREE TO WARR ACRES 000 012	6024 NW 53RD TER WARR ACRES
2834	R121921120	CM CONSTRUCTION LLC		6026 NW 53RD TER	WARR ACRES	OK	73122-6041	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES BLK 000 LOTS 37 THRU 54 & LOTS 62 THRU 68 & N17.04FT OF LOT 69 & LOT 117	0 UNKNOWN WARR ACRES
2834	R121921125	HASSEL & HOWL LLC		13725 457TH AVE SE	NORTH BEND	WA	98045	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES BLK 000 LOTS 13 & 14	UNKNOWN
2834	R121921140	DAVISON MELINDA		6033 NW 53RD TER	WARR ACRES	OK	73122-6042	WIND TREE TO WARR ACRES	0	15	WIND TREE TO WARR ACRES 000 015	6033 NW 53RD TER WARR ACRES
2834	R121921150	ZOELLER SHARON F		6031 NW 53RD TER	WARR ACRES	OK	73122-6042	WIND TREE TO WARR ACRES	0	16	WIND TREE TO WARR ACRES 000 016	6031 NW 53RD TER WARR ACRES
2834	R121921160	SEMPROP LLC		2726 NW 58TH ST	OKLAHOMA CITY	OK	73112	WIND TREE TO WARR ACRES	0	17	WIND TREE TO WARR ACRES 000 017	6029 NW 53RD TER WARR ACRES
2834	R121921170	MANNING PHILLIP R & FRANCES		6027 NW 53RD TER	WARR ACRES	OK	73122-6040	WIND TREE TO WARR ACRES	0	18	WIND TREE TO WARR ACRES 000 018	6027 NW 53RD TER WARR ACRES
2834	R121921180	REINA HOLDINGS LLC		1712 N DONALD AVE	OKLAHOMA CITY	OK	73127	WIND TREE TO WARR ACRES	0	19	WIND TREE TO WARR ACRES 000 019	6025 NW 53RD TER WARR ACRES
2834	R121921190	FAE RENTALS LLC		1400 NW 173RD ST	EDMOND	OK	73012	WIND TREE TO WARR ACRES	0	20	WIND TREE TO WARR ACRES 000 020	6023 NW 53RD TER WARR ACRES

OWNERSHIP REPORT
ORDER 2986230-OK99

EFFECTIVE DATE: MARCH 31, 2026 AT 7:30 AM

2834	R121921200	GONZALES GARY		6021 NW 53RD TER	OKLAHOMA CITY	OK	73122- 6040	WIND TREE TO WARR ACRES	0	21	WIND TREE TO WARR ACRES 000 021	6021 NW 53RD TER WARR ACRES
2834	R121921280	RICHEIN LARRY D REV TRUST		6020 NW 54TH PL	OKLAHOMA CITY	OK	73122- 6037	WIND TREE TO WARR ACRES	0	29	WIND TREE TO WARR ACRES 000 029	6020 NW 54TH PL WARR ACRES
2834	R121921290	MLEKODAY MICHAEL A		6022 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	30	WIND TREE TO WARR ACRES 000 030	6022 NW 54TH PL WARR ACRES
2834	R121921300	GERARDY LLC	SERIES OF GERARDY LLC	3113 WESTBURY GLEN BLVD	OKLAHOMA CITY	OK	73179	WIND TREE TO WARR ACRES	0	31	WIND TREE TO WARR ACRES 000 031	6024 NW 54TH PL WARR ACRES
2834	R121921310	WARE ALLYSA		6026 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	32	WIND TREE TO WARR ACRES 000 032	6026 NW 54TH PL WARR ACRES
2834	R121921320	REED LINDA M FAMILY REV TRUST		6028 NW 54TH PL	WARR ACRES	OK	73122- 6037	WIND TREE TO WARR ACRES	0	33	WIND TREE TO WARR ACRES 000 033	6028 NW 54TH PL WARR ACRES
2834	R121921330	WATT CHARLES R JR		6030 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	34	WIND TREE TO WARR ACRES 000 034	6030 NW 54TH PL WARR ACRES
2834	R121921340	HURD NISA		6032 NW 54TH PL	WARR ACRES	OK	73122- 6037	WIND TREE TO WARR ACRES	0	35	WIND TREE TO WARR ACRES 000 035	6032 NW 54TH PL WARR ACRES
2834	R121921350	CAMPBELL SHAI JYLEN	CAMPBELL CLARK	2321 TROON CIR	SHAWNEE	OK	74801- 0529	WIND TREE TO WARR ACRES	0	36	WIND TREE TO WARR ACRES 000 036	6034 NW 54TH PL WARR ACRES
2834	R121921540	LAFAVE BETH		6037 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	55	WIND TREE TO WARR ACRES 000 055	6037 NW 54TH PL WARR ACRES
2834	R121921550	MOORE SHIRLEY A		6039 NW 54TH PL	OKLAHOMA CITY	OK	73122- 6038	WIND TREE TO WARR ACRES	0	56	WIND TREE TO WARR ACRES 000 056	6039 NW 54TH PL WARR ACRES
2834	R121921560	GONZALES GARY		5402 PEACHTREE DR	WARR ACRES	OK	73122- 6051	WIND TREE TO WARR ACRES	0	57	WIND TREE TO WARR ACRES 000 057	6041 NW 54TH PL WARR ACRES
2834	R121921570	PIJLMAN CALVIN		5415 WINDTREE DR	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	58	WIND TREE TO WARR ACRES 000 058	5415 WINDTREE DR WARR ACRES

OWNERSHIP REPORT
ORDER 2986230-OK99

EFFECTIVE DATE: MARCH 31, 2026 AT 7:30 AM

2834	R121921580	THOMPSON ELIZABETH M		5413 WINDTREE DR	WARR ACRES	OK	73122- 6054	WIND TREE TO WARR ACRES	0	59	WIND TREE TO WARR ACRES 000 059	5413 WINDTREE DR WARR ACRES
2834	R121921590	GERARDY LLC	BENEFIT OF 5411 SERIES	3113 WESTBURY GLEN BLVD	OKLAHOMA CITY	OK	73179	WIND TREE TO WARR ACRES	0	60	WIND TREE TO WARR ACRES 000 060	5411 WINDTREE DR WARR ACRES
2834	R121921600	CSASZAR DANTONY		5409 WINDTREE DR	OKLAHOMA CITY	OK	73122- 6054	WIND TREE TO WARR ACRES	0	61	WIND TREE TO WARR ACRES 000 061	5409 WINDTREE DR WARR ACRES
2834	R121921680	CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122- 4199	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES 000 000 S5.96FT OF LOT 69	0 UNKNOWN WARR ACRES
2834	R121921690	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	70	WIND TREE TO WARR ACRES 000 070	0 UNKNOWN WARR ACRES
2834	R121921700	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	71	WIND TREE TO WARR ACRES 000 071	0 UNKNOWN WARR ACRES
2834	R121921710	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	72	WIND TREE TO WARR ACRES 000 072	0 UNKNOWN WARR ACRES
2834	R121921720	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	73	WIND TREE TO WARR ACRES 000 073	0 UNKNOWN WARR ACRES
2834	R121921730	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	74	WIND TREE TO WARR ACRES 000 074	0 UNKNOWN WARR ACRES
2834	R121921740	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	75	WIND TREE TO WARR ACRES 000 075	0 UNKNOWN WARR ACRES
2834	R121921750	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	76	WIND TREE TO WARR ACRES 000 076	0 UNKNOWN WARR ACRES
2834	R121921760	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	77	WIND TREE TO WARR ACRES 000 077	0 UNKNOWN WARR ACRES
2834	R121921770	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	78	WIND TREE TO WARR ACRES 000 078	0 UNKNOWN WARR ACRES
2834	R121921780	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	79	WIND TREE TO WARR ACRES 000 079	0 UNKNOWN WARR ACRES
2834	R121921790	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	80	WIND TREE TO WARR ACRES 000 080	0 UNKNOWN WARR ACRES
2834	R121921800	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	81	WIND TREE TO WARR ACRES 000 081	0 UNKNOWN WARR ACRES
2834	R121921810	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	82	WIND TREE TO WARR ACRES 000 082	0 UNKNOWN WARR ACRES

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2834	R121921820	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	83	WIND TREE TO WARR ACRES 000 083	0 UNKNOWN WARR ACRES
2834	R121921830	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	84	WIND TREE TO WARR ACRES 000 084	0 UNKNOWN WARR ACRES
2834	R121921840	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	85	WIND TREE TO WARR ACRES 000 085	0 UNKNOWN WARR ACRES
2834	R121921850	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	86	WIND TREE TO WARR ACRES 000 086	0 UNKNOWN WARR ACRES
2834	R121922060	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	107	WIND TREE TO WARR ACRES 000 107	0 UNKNOWN WARR ACRES
2834	R121922070	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	108	WIND TREE TO WARR ACRES 000 108	0 UNKNOWN WARR ACRES
2834	R121922080	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	109	WIND TREE TO WARR ACRES 000 109	0 UNKNOWN WARR ACRES
2834	R121922090	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	110	WIND TREE TO WARR ACRES 000 110	0 UNKNOWN WARR ACRES
2834	R121922100	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	111	WIND TREE TO WARR ACRES 000 111	0 UNKNOWN WARR ACRES
2834	R121922110	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	112	WIND TREE TO WARR ACRES 000 112	0 UNKNOWN WARR ACRES
2834	R121922120	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	113	WIND TREE TO WARR ACRES 000 113	0 UNKNOWN WARR ACRES
2834	R121922130	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	114	WIND TREE TO WARR ACRES 000 114	0 UNKNOWN WARR ACRES
2834	R121922140	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	115	WIND TREE TO WARR ACRES 000 115	0 UNKNOWN WARR ACRES
2834	R121922150	THE CITY OF WARR ACRES	5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	116	WIND TREE TO WARR ACRES 000 116	0 UNKNOWN WARR ACRES
2834	R121922170	WIND TREE OWNERS ASSOC INC	PO BOX 18892	OKLAHOMA CITY	OK	73154	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES 000 000 LOT A EX THAT PT OF LOT A WITHIN FOLLOWING DESCRIPTION BEG 660.93FT S & 30FT W OF NE/C NE4 SW4 SE4 SEC 9 12N 4W TH WLY629.08FT N269.64FT E198.69FT S64FT E430.37FT S203.09FT TO BEG	0 UNKNOWN WARR ACRES

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2834	R121922175	CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122-4199	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES PT OF LOT A THAT PT OF LOT A WITHIN FOLLOWING DESCRIPTION BEG 660.93FT S & 30FT W OF NE/C NE4 SW4 SE4 SEC 9 12N 4W TH WLY629.08FT N269.64FT E198.69FT S64FT E430.37FT S203.09FT TO BEG	HAMMOND AVE WARR ACRES
2834	R188581195	SAUCEDO LAURO	SAUCEDO CLAUDIA	5509 N DONALD AVE	WARR ACRES	OK	73122-6415	TWIN LAKES ADDITION	1	20	TWIN LAKES ADDITION 001 020	5509 N DONALD AVE WARR ACRES
2834	R188581205	CRUZ FAMILY TRUST		4920 N MERIDIAN AVE, Unit D	OKLAHOMA CITY	OK	73112	TWIN LAKES ADDITION	1	21	TWIN LAKES ADDITION 001 021	5505 N DONALD AVE WARR ACRES
2834	R188581215	COLEMAN REV TRUST		6300 NW 54TH ST	WARR ACRES	OK	73122-6049	TWIN LAKES ADDITION	1	22	TWIN LAKES ADDITION 001 022	5501 N DONALD AVE WARR ACRES
2834	R188581785	ESPARZA JORGE L & SUSANA C		5508 N DONALD AVE	WARR ACRES	OK	73122	TWIN LAKES ADDITION	5	2	TWIN LAKES ADDITION 005 002	5508 N DONALD AVE WARR ACRES
2834	R188581795	EXEMPT MEW DESCENDANTS TRUST ETAL	WOODSON MICHAEL TRS	PO BOX 721378	OKLAHOMA CITY	OK	73172	TWIN LAKES ADDITION	5	3	TWIN LAKES ADDITION 005 003	5504 N DONALD AVE WARR ACRES
2834	R188581805	SAUCEDO JUAN		5500 N DONALD AVE	OKLAHOMA CITY	OK	73122-6416	TWIN LAKES ADDITION	5	4	TWIN LAKES ADDITION 005 004	5500 N DONALD AVE WARR ACRES
2834	R188581815	VANHORN MARK A		5650 NW 234TH ST	EDMOND	OK	73025-9434	TWIN LAKES ADDITION	5	5	TWIN LAKES ADDITION 005 005	6125 NW 54TH ST WARR ACRES
2834	R188581825	VELASCO ANTONIO & MARIA L		3025 W FORREST HILLS RD	GUTHRIE	OK	73044-7591	TWIN LAKES ADDITION	5	6	TWIN LAKES ADDITION 005 006	6121 NW 54TH ST WARR ACRES
2834	R188581835	CASSADY JOHN J	CASSADY CHRISTINA	6117 NW 54TH ST	WARR ACRES	OK	73122	TWIN LAKES ADDITION	5	7	TWIN LAKES ADDITION 005 007	6117 NW 54TH ST WARR ACRES
2834	R188581845	CROASDALE CLAY R & HEIDI R		4208 RETA CIR	PIEDMONT	OK	73078	TWIN LAKES ADDITION	5	8	TWIN LAKES ADDITION 005 008	6113 NW 54TH ST WARR ACRES

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2834	R188581855	FARLEY SHELAH R		6109 NW 54TH ST	WARR ACRES	OK	73122-6005	TWIN LAKES ADDITION	5	9	TWIN LAKES ADDITION 005 009	6109 NW 54TH ST WARR ACRES
2834	R188581865	OAKLEY BRYAN P		PO BOX 101	HERMOSA BEACH	CA	90254-0101	TWIN LAKES ADDITION	5	10	TWIN LAKES ADDITION 005 010	6105 NW 54TH ST WARR ACRES
2834	R188581875	FAGUNDES STEPHEN NATHANIEL		5500 N SARA RD	YUKON	OK	73099	TWIN LAKES ADDITION	5	11	TWIN LAKES ADDITION 005 011	6101 NW 54TH ST WARR ACRES
2834	R188581885	WILLIAMS STEVIE R		6100 NW 55TH ST	OKLAHOMA CITY	OK	73122-6404	TWIN LAKES ADDITION	5	12	TWIN LAKES ADDITION 005 012	6100 NW 55TH ST WARR ACRES
2834	R188581895	ADLER SEAN		9600 MISTY HOLLOW LN	OKLAHOMA CITY	OK	73151-9100	TWIN LAKES ADDITION	5	13	TWIN LAKES ADDITION 005 013	6104 NW 55TH ST WARR ACRES
2834	R188581905	ALVAREZ JAIME		3002 N EAGLE LN	OKLAHOMA CITY	OK	73127	TWIN LAKES ADDITION	5	14	TWIN LAKES ADDITION 005 014	6108 NW 55TH ST WARR ACRES
2834	R188581915	JUAREZ JAIME CARRERA		6112 NW 55TH ST	OKLAHOMA CITY	OK	73122-6404	TWIN LAKES ADDITION	5	15	TWIN LAKES ADDITION 005 015	6112 NW 55TH ST WARR ACRES
2834	R188581925	TNA HOMES LLC		8016 NW 33RD ST	BETHANY	OK	73008	TWIN LAKES ADDITION	5	16	TWIN LAKES ADDITION 005 016	6116 NW 55TH ST WARR ACRES
2834	R188581935	HIS & HERS PROPERTIES LLC		2532 W I 44 SERVICE RD	OKLAHOMA CITY	OK	73112-3751	TWIN LAKES ADDITION	5	17	TWIN LAKES ADDITION 005 017	6120 NW 55TH ST WARR ACRES
2834	R188581945	DEL ROSARIO GAMBOS LILIANA		6124 NW 55TH ST	WARR ACRES	OK	73122-6404	TWIN LAKES ADDITION	5	18	TWIN LAKES ADDITION 005 018	6124 NW 55TH ST WARR ACRES
2834	R188581955	JOSES LLC		916 JUSTIN DR	YUKON	OK	73099	TWIN LAKES ADDITION	6	1	TWIN LAKES ADDITION 006 001	6100 NW 54TH ST WARR ACRES
2834	R188581965	GONZALEZ JUAN GALLEGOS	HERNANDEZ LETICIA SANDRA	6104 NW 54TH ST	WARR ACRES	OK	73122	TWIN LAKES ADDITION	6	2	TWIN LAKES ADDITION 006 002	6104 NW 54TH ST WARR ACRES
2834	R188581975	CALDWELL MARK A & SARA L		19000 CLEATON DR	EDMOND	OK	73012-8224	TWIN LAKES ADDITION	6	3	TWIN LAKES ADDITION 006 003	6108 NW 54TH ST WARR ACRES

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2834	R188581985	KASHEF SINA		7715 NW 105TH TER	OKLAHOMA CITY	OK	73162	TWIN LAKES ADDITION	6	4	TWIN LAKES ADDITION 006 004	6112 NW 54TH ST WARR ACRES
2834	R188581995	VAN HORN LANA J & MARK A		5650 NW 234TH ST	EDMOND	OK	73025-9434	TWIN LAKES ADDITION	6	5	TWIN LAKES ADDITION 006 005	6116 NW 54TH ST WARR ACRES
2834	R188582000	BMG PROPERTIES LLC		PO BOX 8604	EDMOND	OK	73083	TWIN LAKES ADDITION	6	6	TWIN LAKES ADDITION 006 006	6120 NW 54TH ST WARR ACRES
2834	R188582005	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515	OKLAHOMA CITY	OK	73101	TWIN LAKES ADDITION	6	7	TWIN LAKES ADDITION 006 007	6124 NW 54TH ST WARR ACRES
2834	R188582015	HERNANDEZ CARLOS DEL ANGEL		6128 NW 54TH ST	WARR ACRES	OK	73122-6006	TWIN LAKES ADDITION	6	8	TWIN LAKES ADDITION 006 008	6128 NW 54TH ST WARR ACRES
2834	R188582025	KC LEGACY PROPERTIES LLC		3317 ARROWHEAD DR	EDMOND	OK	73013-7831	TWIN LAKES ADDITION	6	9	TWIN LAKES ADDITION 006 009	6132 NW 54TH ST WARR ACRES
2834	R188582035	BURUM CHAD ERIC	MAYS SARA DENISE	6312 BRYANT CT	OKLAHOMA CITY	OK	73122	TWIN LAKES ADDITION	6	10	TWIN LAKES ADDITION 006 010	6200 NW 54TH ST WARR ACRES
2834	R188582045	MARTIN CARLEN W		6204 NW 54TH ST	WARR ACRES	OK	73122-6001	TWIN LAKES ADDITION	6	11	TWIN LAKES ADDITION 006 011	6204 NW 54TH ST WARR ACRES
2834	R188582055	COLEMAN REV TRUST		6300 NW 54TH ST	WARR ACRES	OK	73122-6049	TWIN LAKES ADDITION	6	12	TWIN LAKES ADDITION 006 012	6208 NW 54TH ST WARR ACRES
2834	R189084750	DUER & DUER LLC		5826 NW 51ST ST	WARR ACRES	OK	73122-6211	THOMASON ADDITION	4	5	THOMASON ADDITION 004 005 E55FT OF W69.4FT	6024 NW 55TH ST WARR ACRES
2834	R189084770	BONILLA ROSARIO		6028 NW 55TH ST	OKLAHOMA CITY	OK	73122	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 W14.4FT OF LOT 5 & E44.4FT LOT 6	6028 NW 55TH ST WARR ACRES
2834	R189084800	WAUQUA RUTH A		6032 NW 55TH ST	OKLAHOMA CITY	OK	73122-6402	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 W39.94FT LOT 6 E20.86FT LOT 7	6032 NW 55TH ST WARR ACRES
2834	R189084900	RAY STEVENS INC		3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73118	THOMASON ADDITION	4	7	THOMASON ADDITION 004 007 W62.5FT	6038 NW 55TH ST WARR ACRES

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2834	R189085000	ENRIGHT REBECCA J		6033 NW 54TH ST	OKLAHOMA CITY	OK	73122	THOMASON ADDITION	4	8	THOMASON ADDITION 004 008 W62FT	6033 NW 54TH ST WARR ACRES
2834	R189085020	MORTON MAC A & KAREN S		6029 NW 54TH ST	WARR ACRES	OK	73122-6003	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E21.16FT LOT 8 & W36.84FT LOT 9	6029 NW 54TH ST WARR ACRES
2834	R189085100	LUCAS ESGAR DIONICIO LOPEZ	HERNANDEZ AURA AURELINA VASQUEZ	1205 GABRIEL GARCIA MARQUEZ ST, Unit H	LOS ANGELES	CA	90033-2273	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E48.16FT OF LOT 9 & W9.84FT LOT 10	6025 NW 54TH ST WARR ACRES
2834	R189085200	VELASCO FABIAN ESPARZA		4228 NW 60TH PL	OKLAHOMA CITY	OK	73112-1306	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E58FT OF W67.84FT OF LOT 10	6021 NW 54TH ST WARR ACRES
2834	R189085300	DIAZ ALEJANDRO LOPEZ	LOERA ARLEEN EDYTH PASILLAS	8721 N ROXBURY BLVD	OKLAHOMA CITY	OK	73132	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E17.16FT OF LOT 10 & W40.84FT LOT 11	6017 NW 54TH ST WARR ACRES
2834	R189114500	WAGGONER TRIMBLE AMERICAN	LEGION POST 12	6101 NW 50TH ST	WARR ACRES	OK	73122	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 A PT OF SE4 SEC 9 12N 4W BEG 528FT E OF SW/C TH N165FT W87FT N495FT E219FT S330FT E38FT S330FT W170FT TO BEG EXEMPT	6101 NW 50TH ST WARR ACRES
2834	R189114510	CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT OF SE4 SEC 9 12N 4W TH NW4 OF SE4 OF SW4 OF SE4 PLUS BEG562FT W OF SE/C OF W 1/2 OF SE4 W60FT N330FT E60FT S330FT TO BEG EXEMPT	6045 NW 50TH ST WARR ACRES
2834	R217471010	NW MHP LLC		16365 SPANISH PEAK WAY	BROOMFIELD	CO	80023-8378	6115 NW 50TH CONDOMINIUM PARK	0	0	6115 NW 50TH CONDOMINIUM PARK BLK 000 LOT 000 UNIT B ALSO DESCRIBED AS BEG 319.40FT E & 330FT N OF SW/C SE4 SEC 9 12N 4W TH W319.40FT N330FT E319.40FT S330FT TO BEG	UNKNOWN

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2834	R217471020	GARCIA ESCOBAR OSCAR	DE GARCIA SANDRA V JIMENEZ	PO BOX 57612	OKLAHOMA CITY	OK	73157- 7612	6115 NW 50TH CONDOMINIUM PARK	0	0	6115 NW 50TH CONDOMINIUM PARK BLK 000 LOT 000 UNIT C ALSO DESCRIBED AS BEG 319.40FT E & 330FT N OF SW/C SE4 TH N330FT E123.63FT S330FT W121.01FT TO BEG	UNKNOWN
2835	R173766600	CITY OF BETHANY		PO BOX 219	BETHANY	OK	73008	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT OF SEC 9 12N 4W NE4 OF SE4 OF SW4 & BEG 183FT N 420FT W OF SE&C OF SW4 TH W238 6FT N477FT E238 9FT S477FT TO BEG ANDEX S182 5FT EXEMPT	5200 N CENTRAL RD BETHANY
2835	R173766800	CITY OF BETHANY		PO BOX 219	BETHANY	OK	73008	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT SW4 SEC 9 12N 4W BEG SE/C SW4 TH W420FT N660FT E420FT S660FT TO BEG SUBJ TO ESMTS OF RECORD ON E & S	6645 NW 50TH ST BETHANY
2835	R189115250	COLEMAN REV TRUST		6300 NW 54TH ST	WARR ACRES	OK	73122- 6049	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SW4 SEC 9 12N 4W BEG SE/C OF NE4 OF SW4 TH W330FT N133.56FT E295FT N50FT E35FT S183.56FT TO BEG SUBJ TO EASEMENTS OFRECORD	6300 NW 54TH ST WARR ACRES
2835	R189115420	PATRICK PAUL D & FREDA G		6301 NW 54TH ST	OKLAHOMA CITY	OK	73122- 6050	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT SW4 SEC 9 12N 4W COMM NE/C SD SW4 TH S828FT TO A POINT OF BEG TH S363.24FT W299.4FT N363.24FT E299.6FT TO BEG EX S50FT OF E35FT CONT 2.457ACRS MORE OR LESS	6301 NW 54TH ST WARR ACRES

BETHANY

Oklahoma

Department of Planning & Community Development

April 13, 2026

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department to rezone their property. All rezoning applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category requested. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY
PLANNING AND ZONING COMMISSION**

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

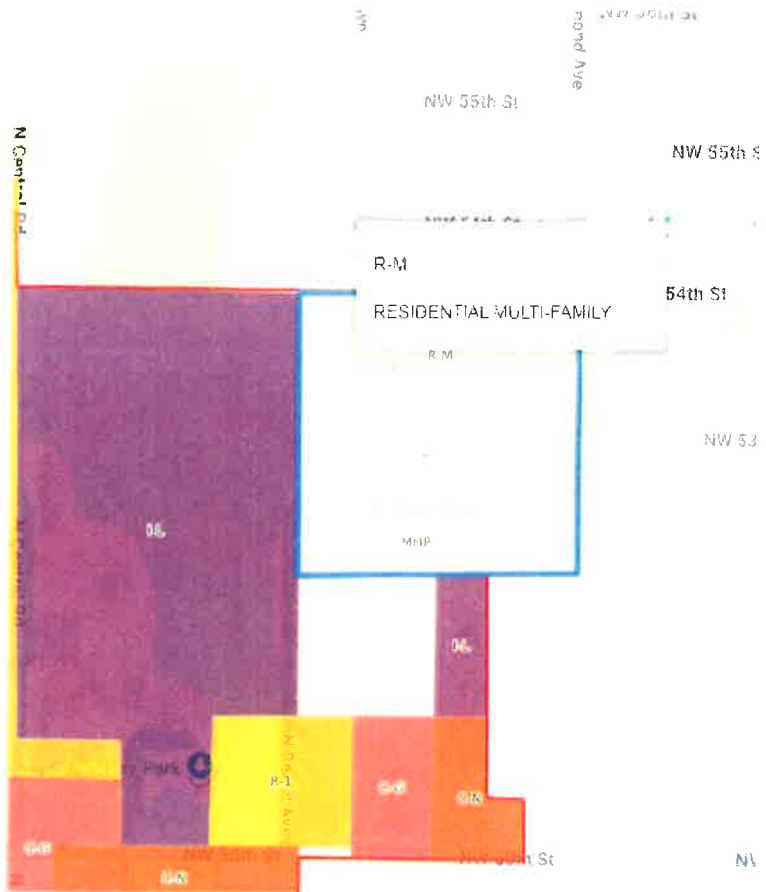
1. Case No.: 26-11
2. Location of Property: 5200 N Peniel Ave
3. Legal Description: The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey therof.
4. Present Zoning: R-M (Residential- Multi Family)
5. Proposed Zoning: MHP (Mobile Home Park)

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on May 7, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on May 19, 2026, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.



NOTICE OF PUBLIC HEARING

On May 7, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will, during its regular session, hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential- Multi Family) to MHP (Mobile Home Park).

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 19, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

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 the necessary accommodation.

Legal Description and Location: The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S Government survey thereof.



***** REPRINT RECEIPT*****

REC#: 01419487 4/08/2026 11:47 AM
OPER: ao TERM: 003
REF#: 1775

ACCT #: XXXX-XXXX-XXXX-1775
AUTH #: 017967
TRAN #: 000000009301

TYPE: PURCHASE
APP NAME: MasterCard
ENTRY MODE: CHIP

AMOUNT USD\$ 1,016.69

EMV DETAILS:

AC:
AID:
ATC:
ClientTxnId: 36dabab6-dcf7-407b-3413-9b0ed
bc019ac
TSI:
TVR:
Workstation: 003

TRAN: 540.0000 COMM DEV RECEIPTS
REZONE 5200 N PENIEL

010-39010
MISCELLANEOUS REVEN 1,016.69CR

TENDERED: 1,016.69 CREDIT CARD
APPLIED: 1,016.69-

CHANGE: 0.00

*** CITY HALL CLOSED FOR GOOD FRIDAY***
ON FRIDAY APRIL 3RD. TRASH MAKE UP DAY
WILL BE ON WEDNESDAY APRIL 1ST.

BETHANY CITY COUNCIL

From: Brett Crecelius
Date: May 12, 2026
Subject: Consider a final plat request from West Oak Bethany, LP, Applicant and Carlson Ventures LLC, Property Owner to subdivide 8.62 acres into 22 lots located approximately along NW 27th and N. Divis Ave.

BACKGROUND

Attached are the minutes and the staff report from the May 7, 2026 Planning and Zoning Commission meeting. Motion was made by Arvel Williams, seconded by Sam Thurman to recommend approving the final plat to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N. Divis Ave. The votes are as follows: AYE- James Clemmer, Sam Thurman, Steve Marx, Arvel Williams. NAY- Robert Helton, Jennifer Edmonson. ABSTAIN- None. The motion carried 4-2-0.

RECOMMENDATION

1. As develops during the meeting.

ADDITIONAL COMMENTS



surrounding residential lots, and what will the mobile home park look like long term. He asked about the proposed entrance and what will happen to the old homes on the lot.

Mr. Patrick, resident of 6301 NW 54th asked where the entrance and exit for this property will be located. He feels this development will just add congestion to the neighborhood. He spoke against the rezoning request.

Ms. Enright, resident of 6300 NW 54th (corner of NW 54th and Redmond) expressed concerns about the entrance to park, traffic, noise, and the need for a fence to buffer mobile home park from residential area. I do not want the corner of NW 54th and N. Redmond to be an entrance to the mobile home park.

Mr. Watts, resident of 6030 NW 54th Pl. expressed concerns with construction noise and the population density. He mentioned he has gone by some of the other mobile home parks owned by Stonetown Capital and said you are doing a great job. The location in Bethany looks better now than it ever has in the past. He asked if the applicant is renting out spaces or do you own the homes and rent the homes out. Are you going to let people bring in their old worn out trailers? Is there going to be an active property manager on site?

Conor Reagan with Stonetown Capital, Applicant addressed the questions from the people in the audience. In reference to the entrance, our site plan is not final, and we are going to work with the City of Bethany to figure everything out. But as far as Mr. Reagan knows the entrance will not go through Warr Acres, it will come through the existing south side of the park. As far as the field area, permission was not give to any children to do whatever they were doing in the field. In terms of the older homes in community, so we do not kick anybody out of the community. If people are following rules and regulations and paying their rent, and not doing anything dangerous or violent and keep their home in relatively good condition, we are not in the business of kicking people out. But we have taken a lot of the abandon homes out and cleaned up the lots. Over time as people move out, the homes will become newer and newer. There will be active management on site. Also, we will explore the fencing idea with the City of Bethany.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the rezoning of the property located at 5200 N. Peniel Ave. from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park). The votes are as follows: AYE- James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously. The motion carried unanimously 6 - 0.

ITEM 2: PC 26-16

10/2 Minutes
5/17/2026

Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

Legal Description: A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma
(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a final plat request from West Oak Bethany, LP, Applicant and Carlson Ventures LLC, Property Owner to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave. The current zoning of this area is PUD, Planned Unit Development. Teim Engineering (City's Engineer) has approved all plans. Sidewalks will be installed along NW 27th St. The preliminary plat and rezoning has already be approved by the City Council, and now the applicant is here for final plat approval.

Erick Silva, Representing West Oak Village stated we are the developers that are proposing the final plat to be approved. We have been working with the City's engineer and are here to answer any questions. We have addressed all the concerns the Planning Commission had and should be in compliance with Fire Department and all the departments. My engineer is here and can answer all the technical questions the Planning Commission may have tonight.

After some discussion on drainage and streets, Jon Doyle Engineer for applicant stated the streets and drainage will meet city codes.

Commissioner Helton mentioned this request is circumventing our ordinances for duplexes.

Brett Crecelius, Comm. Dev. Director asked if there were any other questions from the Planning Commission on the final plat.

Motion was made by Arvel Williams, seconded by Sam Thurman to recommend approving the final plat to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave. The votes are as follows: AYE- James Clemmer, Sam Thurman, Steve Marx, Arvel Williams. NAY- Robert Helton, Jennifer Edmonson. ABSTAIN- None. The motion carried 4-2-0.

ITEM 3: **PC 26-10.**

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave.
(Lots 15, 16, 30, 31, 36.)

Legal Description: Unpltd. Pt. Sec 9, 12N, 4W, NW4, SW4, SE4.

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.) The homes will be from 1,056 to 1,216 square feet in size.

City of Bethany
Planning & Zoning Staff Report

May 7th, 2026

CASE NO: PC 26-16

Request: Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

Legal Description: A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma

Current Zoning: Planned Unit Development (PUD)

Surrounding Zoning:

Direction	Zoning
North	R-1(Single- Family Residential)
South	PUD (Planned Unit Development) &C-G (Commercial General)
East	R-2 (Two Family Residential), C-G (Commercial General) & C-O (Commercial Office)
West	A (Agricultural) & I-L (Industrial Light)

Table 1

Characteristics	
<i>Total Area</i>	8.62 acres
<i>Number of lots</i>	22
<i>Water</i>	The nearest water line is an existing 8” water line along NW 27 th Street and will be tapped into from a public water main extension and will connect both ends of the main with 8” and 6” water lines servicing the site.
<i>Sewer</i>	The proposed sanitary sewer line will extend eastward to connect to an existing 8-inch sanitary sewer main.

Background:

The applicant is requesting approval of their final plat for the property located approximately along NW 27th Street and N. Divis Avenue to subdivide the site into 22 duplex units. The surrounding area features a mix of zoning classifications, including Single-Family Residential (R-1) to the north; Planned Unit Development (PUD) and Commercial General (C-G) to the south; Industrial Light (I-L) and Agricultural (A) to the west; and Two-Family Residential (R-2), Commercial General (C-G), and Commercial Office (C-O) to the east.

The applicants have previously completed a rezoning and preliminary plat process, which the City Council approved cases PC 26-03 and PC 26-04.

Analysis:

All required documents and plans have been submitted for review, and City staff and the City's engineers have provided comments. TEIM's comment letter is included in the packet, and TEIM has approved the sanitary sewer plans and the drainage report. The applicant has addressed comments on the final plat submittal, including the City's sidewalk comments. Sidewalks will be installed along NW 27th Street.

As noted, the applicant has provided the required submittals, including the engineer's itemized cost estimates for public improvements; waterline plans; sanitary sewer plans; paving, drainage, and detention pond plans; drainage and detention pond calculations; and written approval for the sewer easement along the east side of the property. All materials are available for review upon request, as the files are too large to include in a single packet. If any commissioner would like to review those materials, please let staff know.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for their final plat.

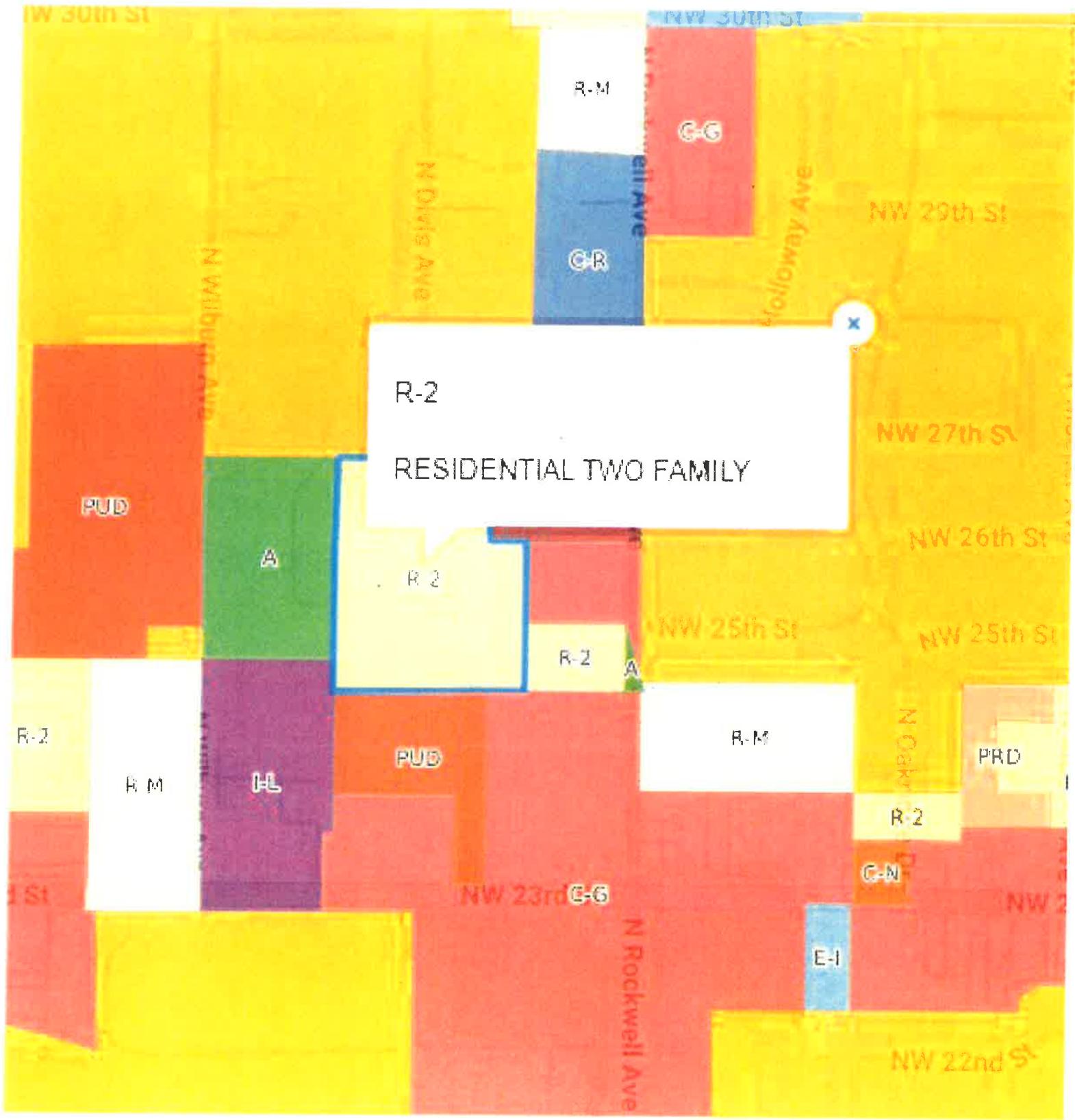
Attachments:

- Zoning Map
- Aerial Photographs
- Application Documents
- TEIMS Letter
- Certified Owners List
- Public Notification



R-2

RESIDENTIAL TWO FAMILY



SUBDIVISION APPLICATION

Name of proposed subdivision: West Oak Village

Location: NW 27th / Divis Ave.

Legal Description (type here or attach to application): (Attached in plat)

Total area of property: 8.62 (Acres)

Number of lot(s) created: add

Current Zoning: Planned Unit Development

Current Comprehensive Plan designation: _____

Name/Address/Phone/Fax of Engineer: Cedar Creek Attn: Jan Doyle

P.O. Box 14534 Oklahoma City, OK 73113 (405) 919 3139, (405) 778 3385

Name/Address/Phone/Fax of Surveyor: Troy Dee Oklahoma No. 1745

4131 NW 122nd Street Suite #100 Oklahoma City, OK 73120 (405) 849-6010

Applicant(s) Name (print name): West Oak Bethany, LP

Address: P.O. Box 3334 Oklahoma City, OK 73101

Phone # (daytime): (405) 919 3139

Fax #: _____

Applicant(s) Signature: _____



Property Owner(s) Name (print name): _____

Carlson Ventures LLC

Property Owner(s) Signature: _____



Address: _____

P.O. Box 18852 Oklahoma City, OK 73154

Phone # (daytime): _____

(405) 202 5385

Fax #: _____






Subdivision Application

Final Audit Report

2026-04-15

Created:	2026-04-15
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAr9dNsiFHyLPqDczvyMNaVQGPYf3e-MD

"Subdivision Application" History

-  Document created by AJ Tolbert (aj@creekcre.com)
2026-04-15 - 2:58:28 PM GMT
-  Document emailed to Mike Bass (carlsonventuresllc@gmail.com) for signature
2026-04-15 - 2:58:34 PM GMT
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)
2026-04-15 - 4:04:05 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)
Signature Date: 2026-04-15 - 4:04:26 PM GMT - Time Source: server
-  Agreement completed.
2026-04-15 - 4:04:26 PM GMT

CITY OF BETHANY

405-789-2146

***** R E P R I N T R E C E I P T*****

REC#: 01421233 4/15/2026 11:36 AM
OPER: ao TERM: 013
REF#: 1747

TRAN: 540.0000 COMM DEV RECEIPTS
WEST OAK FINAL PLAT
010-39010
MISCELLANEOUS REVEN 775.00CR

TENDERED: 775.00 CHECK
APPLIED: 775.00-

CHANGE: 0.00

*** CITY HALL CLOSED FOR MEMORIAL DAY***
ON MON MAY 25TH. TRASH MAKE UP DAY WILL
BE WED MAY 27TH. PLEASE VISIT OUR SITE
RE: NEW RULES ABOUT OUR POLYCARTS

RETURN AFTER RECORDING TO:

2023080401100691 B: 15526 P: 302
08/04/2023 04:24:41 PM Pgs: 4
Fee: \$ 24.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



DECLARATION OF SANITRY SEWER EASEMENT

FOR VALUE RECEIVED, Carlson Ventures LLC, an Oklahoma limited liability company, hereby grants, bargains, sells, and conveys to the City of Bethany, Oklahoma, a municipal corporation (the "Grantee"), a permanent easement for the construction, installation, replacement, repair, and maintenance of sanitary sewer and appurtenances on the following-described property in Oklahoma County, Oklahoma, to wit:

See Exhibit A attached hereto.

This easement is binding on the heirs, executors, administrators, and assigns of the parties. Should Grantee abandon the easement or the use of the easement, then the easement shall automatically terminate.

DATED this ___ day of August, 2023.

Carlson Ventures LLC



By: _____
Its: Manager

STATE OF OKLAHOMA

ss.

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State, on this 4th of August, 2023, personally appeared SAM CRESHAM me known to be the identical person who executed the within and foregoing instrument as Manager of Carlson Ventures LLC, an Oklahoma limited liability company, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


Notary Public

(SEAL)

My Commission Expires:

04/08/2025



Prepared by:

A. Gabriel Bass, OBA #19749
BASS LAW
252 NW 70th St.
Oklahoma City, Oklahoma 73116
Telephone: (405) 262-4040
Facsimile: (405) 262-4058
Email: gabe@basslaw.net

Exhibit "A"

LEGAL DESCRIPTION

Carlson Ventures, LLC
Utility Easement
City of Bethany, Oklahoma County, Oklahoma

August 1, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

The North 20.00 feet of the West 295.00 feet of the following described tract of land:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE North 00°03'20" East, along the East line of said Southeast Quarter (SE/4), a distance of 828.84 feet to the POINT OF BEGINNING;

THENCE South 89°29'48" West, a distance of 345.00 feet;

THENCE North 00°03'20" East, a distance of 244.81 feet;

THENCE North 89°29'48" East, a distance of 345.00 feet;

THENCE South 00°03'20" West, along the East line of said Southeast Quarter (SE/4), a distance of 244.81 feet to the POINT OF BEGINNING.

The basis of bearing for the above-described tract of land is the East line of said Southeast Quarter (SE/4) having a record bearing of North 00°03'20" East.

””

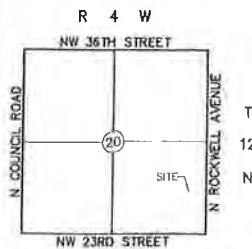
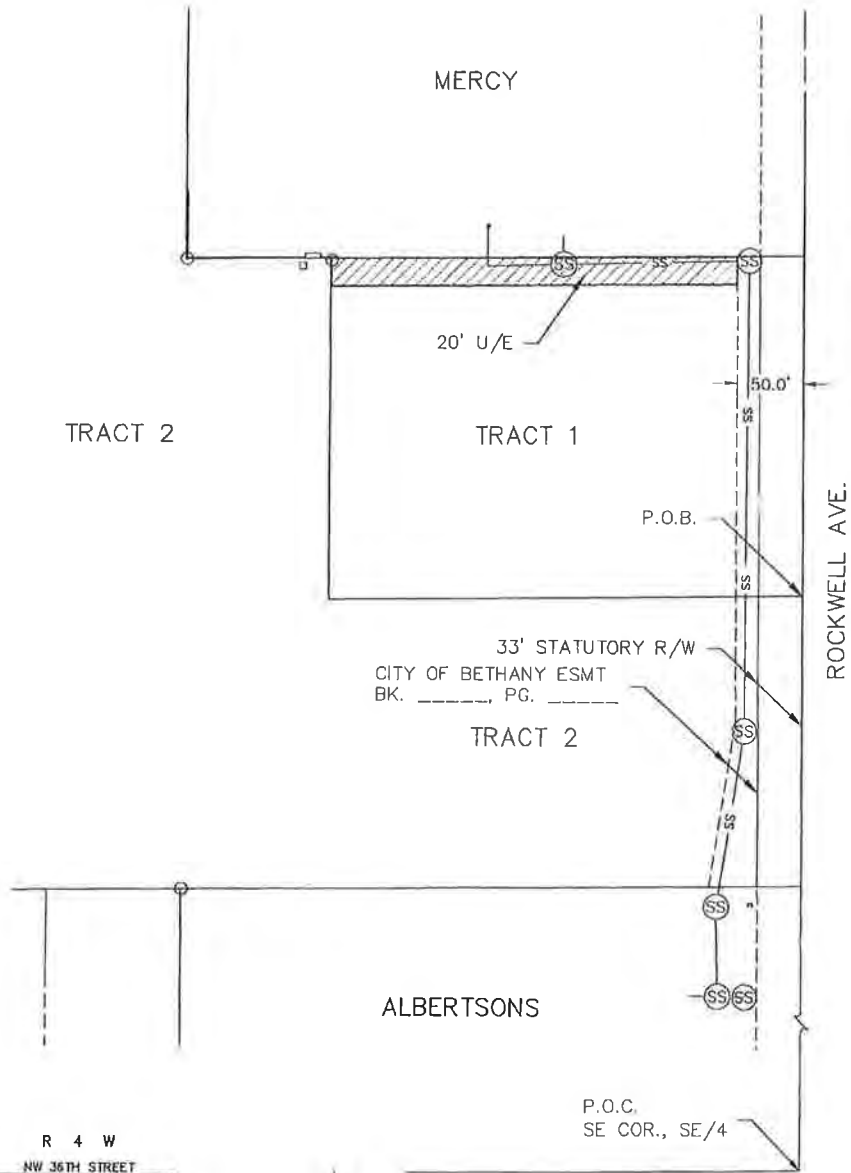
Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

T:\2019\19-135\Docs\19-135-006_20230801_Utility Easement_Legal Description.docx

Exhibit 'B'

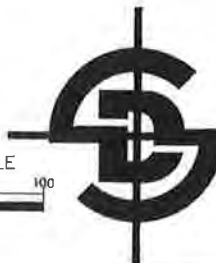
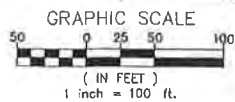
CARLSON VENTURES LLC
20' UTILITY EASEMENT

PART OF THE SE/4, SECTION 20, T12N, R4W, I.M.
CITY OF BETHANY, OKLAHOMA CO., OKLAHOMA



Location Map
SCALE: 1"=4000'

8/1/2023



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2024



West Oak Village Final Plat
Engineer's Itemized Cost Estimate for Public Improvements
04.15.26

Waterline:

Item	Quantity	Unit	Unit Cost	Total Cost
1 8" Waterline (C-900)	957	LF	\$ 60.00	\$ 57,420.00
2 6" Waterline (C-900)	1500	LF	\$ 50.00	\$ 75,000.00
3 Fire Hydrant w/ 4.5' Bury	3	Ea	\$ 5,000.00	\$ 15,000.00
4 Fire Hydrant Riser	3	Ea	\$ 700.00	\$ 2,100.00
5 6" Gate Valve & Box	8	Ea	\$ 2,000.00	\$ 16,000.00
6 6" x 6" Tee	3	Ea	\$ 700.00	\$ 2,100.00
7 8" Solid Sleeve	1	Ea	\$ 1,000.00	\$ 1,000.00
8 Wet Connection	1	Ea	\$ 2,000.00	\$ 2,000.00
9 8"x 45° Bend w/ Mech. Joints	4	Ea	\$ 1,000.00	\$ 4,000.00
10 8" x 8" Tee	1	Ea	\$ 1,000.00	\$ 1,000.00
11 8" x 45° Vertical Bend w/ Mech. Joints	4	Ea	\$ 2,000.00	\$ 8,000.00
12 8" Gate Valve & Box	1	Ea	\$ 2,700.00	\$ 2,700.00
13 8"x6" Tee	1	Ea	\$ 700.00	\$ 700.00
14 8"x 6" Reducer	1	Ea	\$ 510.00	\$ 510.00
15 6" x 11.25° Bend w/ Mech. Joints	3	Ea	\$ 570.00	\$ 1,710.00
16 6" x 22.50° Bend w/ Mech. Joints	12	Ea	\$ 570.00	\$ 6,840.00
17 6" x 45° Bend w/ Mech. Joints	1	Ea	\$ 570.00	\$ 570.00
18 6" x 90° Bend w/ Mech. Joints	1	Ea	\$ 570.00	\$ 570.00
19 Single Short Service	36	Ea	\$ 500.00	\$ 18,000.00
20 Single Long Service	8	Ea	\$ 1,000.00	\$ 8,000.00
21 Remove Ex. Gate Valve & Box	1	Ea	\$ 400.00	\$ 400.00
22 Remove 8" Plug w/ 2" Blowoff	1	EA	\$ 400.00	\$ 400.00
23 Remove 8" Waterline	10	LF	\$ 20.00	\$ 200.00
24 Cut & Repair Concrete Driveway	97	SY	\$ 75.00	\$ 7,275.00
25 Remove & Replace Fence (if needed)	306	LF	\$ 5.00	\$ 1,530.00
26 Type "A" Aggregate	825	CY	\$ 70.00	\$ 57,750.00
27 Sand Backfill & Bedding	424	CY	\$ 70.00	\$ 29,680.00
28 Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
29 Tracer Wire	2457	LF	\$ 2.00	\$ 4,914.00
SUBTOTAL				\$ 327,869.00

Sanitary Sewer:

Item	Quantity	Unit	Unit Cost	Total Cost
1 8" Sanitary Sewer Line (SDR-35)	2427	LF	\$ 40.00	\$ 97,080.00
2 Manhole - Complete 0'-6' Deep	15	Ea	\$ 2,600.00	\$ 39,000.00
3 Extra Depth Manhole Wall	4	VF	\$ 260.00	\$ 1,040.00
4 8" x 6" Wye	44	Ea	\$ 230.00	\$ 10,120.00
5 6" x 1/8" Bend	44	Ea	\$ 50.00	\$ 2,200.00
6 6" Riser Pipe	246	LF	\$ 16.00	\$ 3,936.00
7 Type "A" Aggregate	160	CY	\$ 70.00	\$ 11,200.00
8 Sand Backfill & Bedding	419	CY	\$ 70.00	\$ 29,330.00
9 0'-6' Trenching	1628	LF	\$ 7.00	\$ 11,396.00
10 6'-8' Trenching	799	LF	\$ 8.00	\$ 6,392.00
11 Tracer Wire	2427	LF	\$ 2.00	\$ 4,854.00
12 Deflection Testing	1	LS	\$ 1,500.00	\$ 1,500.00
13 Manhole Testing	1	LS	\$ 1,800.00	\$ 1,800.00
14 Leakage Testing	1	LS	\$ 1,500.00	\$ 1,500.00
SUBTOTAL				\$ 221,348.00

Paving & Drainage:

Item	Quantity	Unit	Unit Cost	Total Cost
1 6" P.C. Concrete	5440	SY	\$ 73.00	\$ 397,120.00
2 6" Stabilized Subgrade	6046	SY	\$ 10.00	\$ 60,460.00
3 6" Concrete Curb	3595	LF	\$ 16.00	\$ 57,520.00
4 Thickened Edge	465	LF	\$ 15.00	\$ 6,975.00
5 4' wide Conc. Flume w/ 8" curbs	35	LF	\$ 110.00	\$ 3,850.00
6 Okc Des 2-1 Curb Inlet	1	Ea	\$ 5,000.00	\$ 5,000.00
7 30" Prefab End Section	1	Ea	\$ 3,400.00	\$ 3,400.00
8 30" HP Pipe	741	LF	\$ 100.00	\$ 74,100.00
9 18" HP Pipe	17	LF	\$ 60.00	\$ 1,020.00
10 4'x4' Junction Box	2	Ea	\$ 6,000.00	\$ 12,000.00
11 4'x4' Junction Box w/ Grated Inlet	1	Ea	\$ 6,000.00	\$ 6,000.00
12 Type "A" Aggregate Backfill	401	CY	\$ 80.00	\$ 32,080.00
13 4" Concrete Sidewalk Paving	2000	SY	\$ 75.00	\$ 150,000.00
14 Solid Slab Sod (Detention Pond)	5023	SY	\$ 5.00	\$ 25,115.00
15 4' Concrete Trickle Channel	260	LF	\$ 80.00	\$ 20,800.00
16 Class I-A Bedding and Backfill	465	CY	\$ 70.00	\$ 32,550.00
17 S4 Asphalt Fillet	10	SY	\$ 90.00	\$ 900.00
18 Silt Fence	465	LF	\$ 5.00	\$ 2,325.00
19 Inlet Protection	5	Ea	\$ 500.00	\$ 2,500.00
20 Construction Entrance	1	Ea	\$ 1,850.00	\$ 1,850.00
21 Solid Slab Sod (30" Behlnd Curbs)	1150	SY	\$ 5.00	\$ 5,750.00
22 Concrete Washout	1	Ea	\$ 2,000.00	\$ 2,000.00

SUBTOTAL \$ 903,315.00


Public Improvements Total \$ 1,452,532.00





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

April 23, 2026

To: Brett Crecelius
From: Robbie Williams 
Subject: West Oak Village
Final Plat
Paving and Drainage, Waterline and Sanitary Sewer Plans
Drainage Report
Submittal No. 1

We have reviewed the preliminary plat, and our comments are as follows:

Final Plat

1. At the cul-de-sac, the RW/E only needs to be a utility easement. The City is not maintaining the parking spaces.
2. The Fire Chief needs to confirm the 48 feet radius right of way at the cul-da sac.
3. Common Area "A" and "B" need a statement for ownership and maintenance responsibilities on the final plat.
4. Dimension Silva Drive right of way it is greater than 50 feet.

Drainage Report

1. We have reviewed the Drainage and Detention Study dated April 15, 2026, and recommend its approval.

Paving and Drainage Plans

1. Add sheet DA3.00 to the plan set, it was missing. It was in the drainage report for review.
2. General comment – All public storm sewer pipe shall be RCP; this was commented on with the first preliminary plat review. Notes will need to be changed on p/p sheets. Quantity description on title sheet needs changed.
3. Plan sheet C2.02 and C2.03 areas of omitting crown. How will this drain? The area will be flat since each side of the roadway gutter and top of curb is the same elevation. Consider adding spot elevations and notes to drain as intended.
4. Sheet C2.05 at the cul-de-sac the 12' RW/E needs to only state Utility Easement, same for the plat. The City is not maintaining the parking spaces.

Sanitary Sewer Plans

1. We have reviewed the plans dated March 1, 2026, and recommend approval.
2. Plans need submitted to ODEQ for a permit to construct.

Waterline Plans

1. Title sheet general note 1 – change reference to sand backfill to Type “A” Aggregate Base. The plan and profile sheets are correct.
2. All fittings need restrained. Review the T's and add w/ mech joints like the others.
3. Plans need submitted to ODEQ for a permit to construct.

Let me know if you need additional information.

WEST OAK VILLAGE

Subdivision of the 1/4 Section 20, T12N, R10E, S12E, Section 20, Township 12 North, Range 10 East, 10th Principal Meridian, Jackson County, Missouri

GENERAL INFORMATION AND OBSERVATIONS:
This plan was prepared by the undersigned on the basis of a survey conducted by him on the 15th day of August, 1911, and is subject to the provisions of the laws of the State of Missouri relating to the recording of maps and plats.

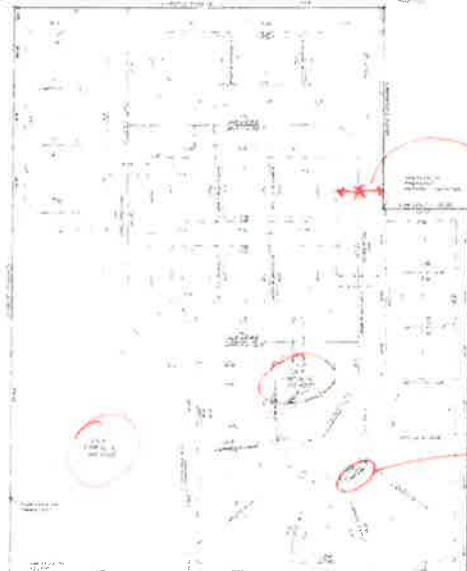
RECORDING INFORMATION:
This plan was recorded in the office of the Recorder of Deeds for Jackson County, Missouri, on the 15th day of August, 1911, and is subject to the provisions of the laws of the State of Missouri relating to the recording of maps and plats.

ADDITIONAL INFORMATION:
This plan was prepared by the undersigned on the basis of a survey conducted by him on the 15th day of August, 1911, and is subject to the provisions of the laws of the State of Missouri relating to the recording of maps and plats.

LOCAL OCCUPANTS:
The local occupants of the land shown on this plan are as follows: [List of names and addresses]

ADJUSTMENTS TO CORRECTIONS:
The adjustments to corrections are as follows: [List of adjustments]

OWNER'S DECLARATION:
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plan as recorded in the office of the Recorder of Deeds for Jackson County, Missouri, on the 15th day of August, 1911.



WARRANT OF TITLE:
The undersigned warrants that the land shown on this plan is his own, and that he has no interest in any other land of the same or adjacent thereto.

LOCAL OCCUPANTS:
The local occupants of the land shown on this plan are as follows: [List of names and addresses]

OWNER'S DECLARATION:
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plan as recorded in the office of the Recorder of Deeds for Jackson County, Missouri, on the 15th day of August, 1911.

Lot	Area	Owner
1	0.12	John Doe
2	0.12	John Doe
3	0.12	John Doe
4	0.12	John Doe
5	0.12	John Doe
6	0.12	John Doe
7	0.12	John Doe
8	0.12	John Doe
9	0.12	John Doe
10	0.12	John Doe
11	0.12	John Doe
12	0.12	John Doe
13	0.12	John Doe
14	0.12	John Doe
15	0.12	John Doe
16	0.12	John Doe
17	0.12	John Doe
18	0.12	John Doe
19	0.12	John Doe
20	0.12	John Doe

GOLDEN LAND SURVEYING
1111 1/2 N. 1st St., St. Louis, Mo.
Phone 1234



Fire and Life Safety Plan Review

Building Address: West Oak Village

Review Date: 04/23/2026

Applicant: Shawn Smith, West Oak Bethany, LP

Project Status: APPROVED FOR CONSTRUCTION

The submitted plans have been reviewed for fire and life safety code compliance as it pertains to the City of Bethany's adopted building and fire codes. Fire suppression, fire alarm, or any other special building or system features requiring third party review and/or inspections are not within the scope of this plan review. This plan review does not relieve the applicant of the responsibility to comply with the City of Bethany's adopted codes and ordinances and is subject to field inspection by the Bethany Fire Department.

Review Comments:

ITEM: Project Description

RESULT: 22 Lot residential subdivision preliminary plat review.

ITEM: General Comments

RESULT: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road all dwelling units shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the 2018 IFC. Suppression system design shall be reviewed and approved by the City of Bethany's third-party plan reviewer prior to rough in inspection. All required inspections and acceptance testing shall be completed prior to CO issuance.

2. During construction approved vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

3. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.

Inspection Signatures

Reviewer Signature

A handwritten signature in blue ink that reads "Matt Biswell". The signature is written in a cursive style with a horizontal line underneath the name.

Matt Biswell* Deputy Fire Chief* (405)789-2218* matthew.biswell@bethanyok.org

Larry Stein
Oklahoma County Assessor's
Office



Ownership Radius Report

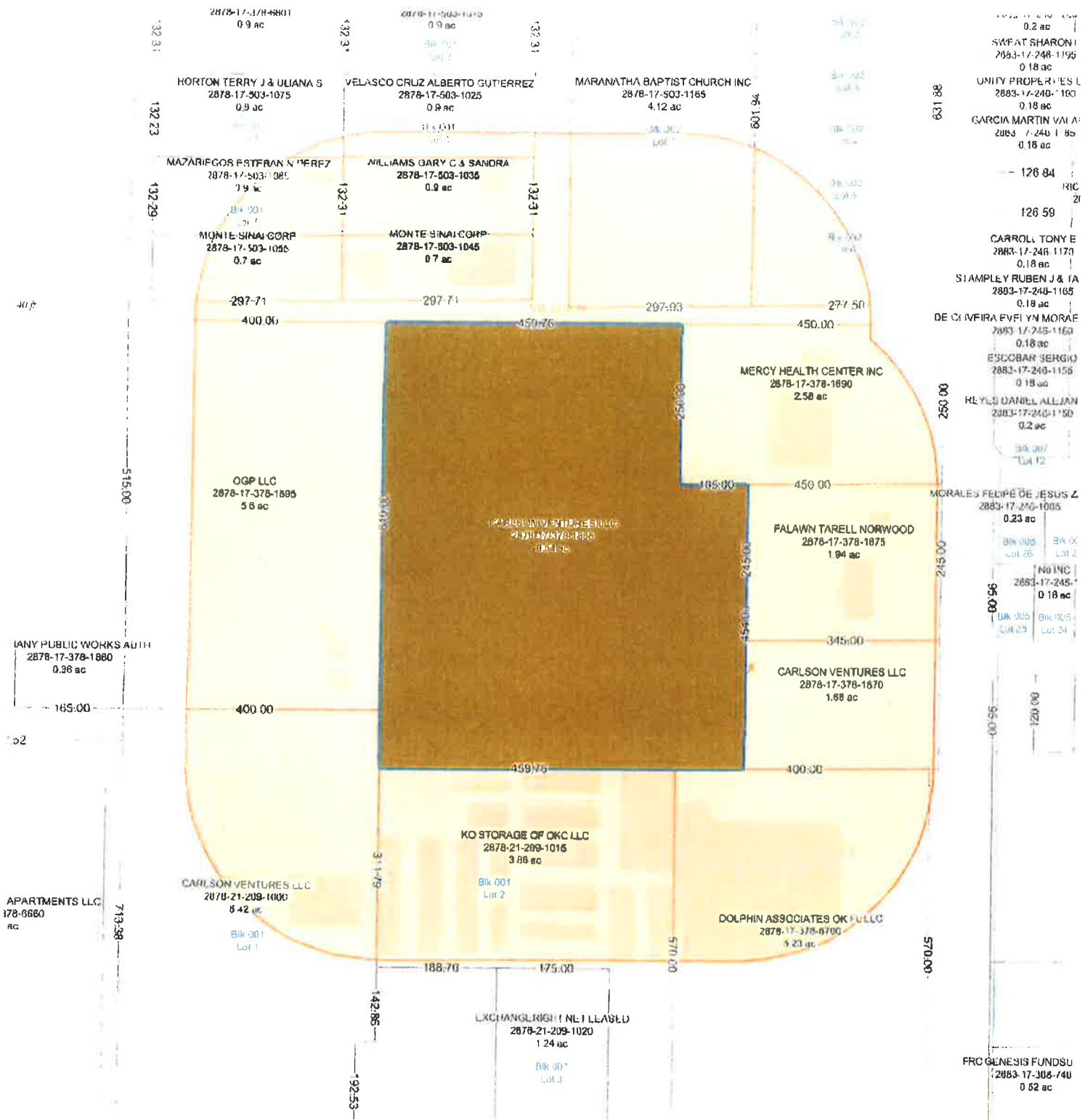
This Official Report is for Account Number R173781865 and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.



Oklahoma County Assessor's
300ft Radius Report
4/14/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R212091015	KO STORAGE OF OKC LLC			10301 WAYZATA BLVD	MINNETONKA	MN	55305	FARMS SEC 1	1	0	CARLSON FARMS SEC 1 001 000 PT OF LOT 2 BEG 546FT W & 308FT N OF SE/C SE4 SEC 20 12N 4W TH N312FT W363.74FT S311.79FT E363.72FT TO BEG PLUS BLK 1 IN ALBERTSONS BUSINESS PARK	7133 NW 23RD ST BETHANY
R173786700	DOLPHIN ASSOCIATES OK FL LLC			12150 SW BENNINGTON CIR	PORT SAINT LUCIE	FL	34987-2781	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG SE/C SE4 TH W450FT N620FT E450FT S620FT TO BEG EX S50FT & E50FT FOR ROAD PURPOSES	7101 NW 23RD ST BETHANY
R173781895	OGP LLC			107 S BROADWAY	EDMOND	OK	73034-3843	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG CONT 5.60ACRS MORE OR LESS	UNKNOWN
R173781890	MERCY HEALTH CENTER INC			2115 S FREMONT AVE, Unit. 5300	SPRINGFIELD	MO	65804	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG AT NE/C OF SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG CONT 2.58ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD AKA LT 1 BLK 1 MERCY HEALTH BETHANY CLINIC (WHEN PLAT IS FILED)	2701 N ROCKWELL AVE BETHANY
R212091000	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	CARLSON FARMS SEC 1	1	1	CARLSON FARMS SEC 1 BLK 1 LOT 1 EX PT OF TR BEG SE/C LOT 2 TH W218.7FT N192.53FT E30FT N115.56FT E188.73FT S308FT TO BEG	7271 NW 23RD ST BETHANY
R173781865	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E106FT S454FT TO BEG SUBJ TO ESMTS & R/WMS OF RECORD	UNKNOWN

Oklahoma County Assessor's
300ft Radius Report
4/14/2026

R173781875	FALAWN TARELL NORWOOD	1249 WELLINGTON DR	PALMDALE CA	93551	UNPLTD PT SEC 20 12N 4W	0	UNPLTD PT SE4 SEC 20 12N 4W BEING SE4 OF SE4 EX BEG SE/C SE4 TH W450FT N620FT E450FT S620FT TO BEG & EX A TR BEG 610FT N OF SE/C SE4 TH W450FT N10FT E450FT S10FT TO BEG & EX A TR BEG NE/C SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG & EX 1.366ACRS PLTD INTO ALBERTSON'S BUSINESS PARK & EX A TR BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG & EX BEG 546FT W OF SE/C SE4 TH W763.7FT N713.38FT E400FT S93.81FT E363.76FT S620FT TO BEG & EX A TR BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG & EX A TR BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG (CARLSON FARMS SEC 1) SUBJ TO ESMTS & R/W'S OF RECORD	2601 N ROCKWELL AVE BETHANY
R173781870	CARLSON VENTURES LLC	PO BOX 18852	OKLAHOMA CITY OK	73154	UNPLTD PT SEC 20 12N 4W	0	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ TO 0 ESMTS & R/W'S OF RECORD	0 UNKNOWN
R175031165	MARANATHA BAPTIST CHURCH INC	2800 N DIVIS AVE	BETHANY OK	73008-4518	SA JONES	2	SA JONES 002 000 LOTS 8 THRU 14 0 EXEMPT	2800 N DIVIS AVE BETHANY
R175031045	MONTE SINAI CORP	3601 NW 17TH ST	BETHANY OK	73008	SA JONES	1	SA JONES 001 005	7209 NW 27TH ST BETHANY
R175031065	MONTE SINAI CORP	7201 NW 27TH ST	BETHANY OK	73008-4536	SA JONES	1	SA JONES 001 006	0 UNKNOWN BETHANY
R175031095	WESTLAKE PRESBYTERIAN CHURCH INC	2801 N ROCKWELL AVE	BETHANY OK	73008-4631	SA JONES	2	SA JONES 002 000 LOTS 1 THRU 7 & 30FT STRIP ADJ ON N BEING E277.5FT 0 OF NW 28TH STREET	2801 N ROCKWELL AVE BETHANY
R175031035	WILLIAMS GARY C & SANDRA	2809 N DIVIS AVE	BETHANY OK	73008	SA JONES	1	SA JONES 001 004	2809 N DIVIS AVE BETHANY
R175031065	MAZARIEGOS ESTEBAN N PEREZ	2800 N WILBURN AVE	BETHANY OK	73008-4524	SA JONES	1	SA JONES 001 007	2800 N WILBURN AVE BETHANY
R175031025	VELASCO CRUZ ALBERTO GUTIERREZ	4129 NW 15TH ST	OKLAHOMA CITY OK	73107	SA JONES	1	SA JONES 001 003	2813 N DIVIS AVE BETHANY
R175031075	HORTON TERRY J & LILIANA S	2806 N WILBURN	BETHANY OK	73008	SA JONES	1	SA JONES 001 008	2806 N WILBURN AVE BETHANY

BETHANY

Oklahoma

Department of Planning & Community Development

April 20, 2026

NOTICE OF HEARING
COMMISSION

PLANNING & ZONING

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Community Development Department to subdivide their property. All subdivision applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on development matters to the City Council. The final decision is made by the City Council in a second hearing. A rezone and preliminary plat were previously approved by the City Council (PC 26-03 and PC 26-04).

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category, and the number of lots. During the public hearings the applicant for the subdivision presents their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposed subdivision.

If you have any questions regarding this notice, please contact the Community Development Director at (405) 789-6005.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF BETHANY

PLAT APPROVAL INFORMATION

A. Platting Proposal

1. Case No.:26-16
2. Location of Property: NW 27th & N Divis Ave
3. Legal Description: A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma
4. Name of Applicant: West Oak Bethany, LP
5. Name of Subdivision: West Oak Village
6. Number of lots proposed:22
7. Present Zoning: PUD (Planned Unit Development)
8. Preliminary or Final Plat?:Final Plat

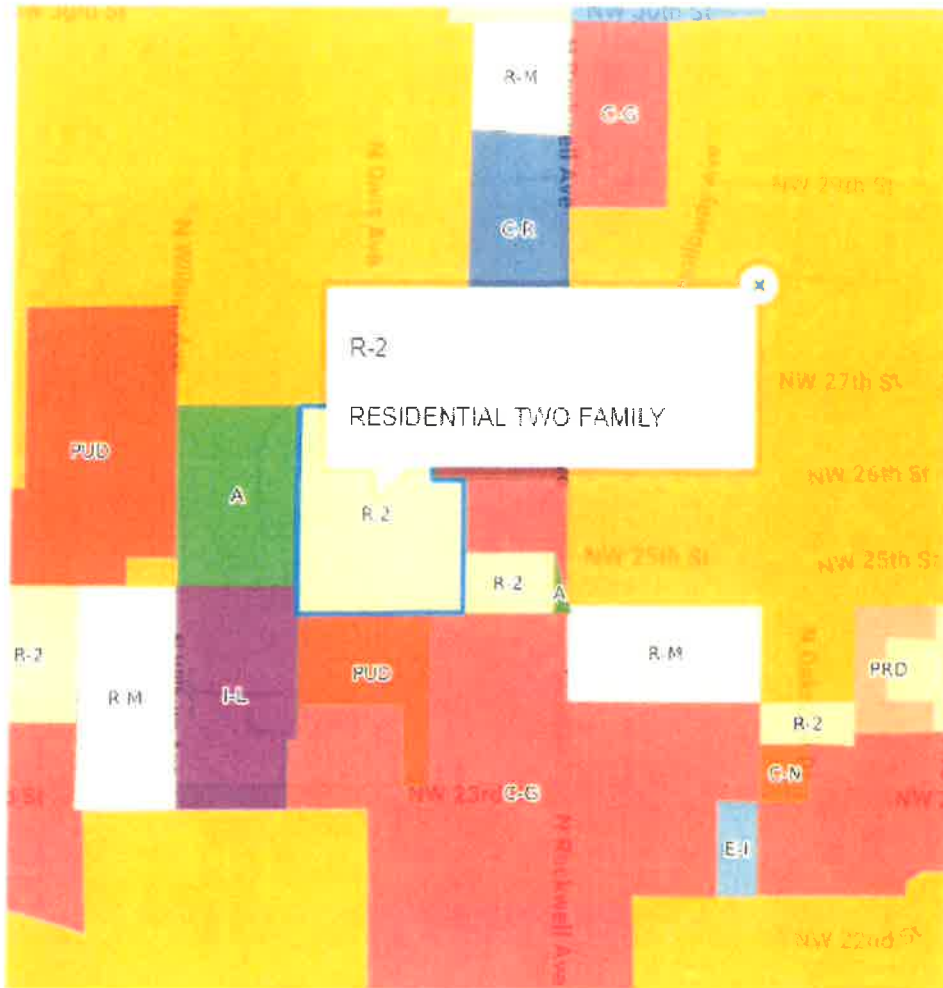
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed plat will be held on May 7, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning this item. The Commission will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.
2. The City Council hearing on the proposed plat will be held on May 19, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the City Council concerning this item. The City Council will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

C. Location of Hearings.

Both the Planning & Zoning Commission and City Council hearings are held in the Council Chambers of Bethany City Hall, 6700 N.W. 36th St., Bethany, OK.

D. Map



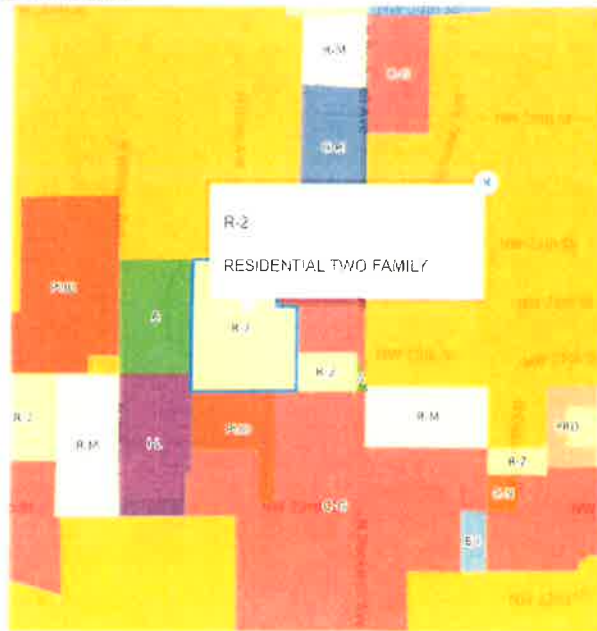
NOTICE OF PUBLIC HEARING

On May 7, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 19, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request. A preliminary plat was previously approved by the City Council (PC 26-04).

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 the necessary accommodation.

LEGAL DESCRIPTION: A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma



CITY OF BETHANY

From: Robert Ray Jones, Jr.
Date: April 28, 2026
Subject: PUD moratorium

BACKGROUND

The use of PUDs within the city has generated significant concerns regarding the current structure of the PUD zoning ordinance and whether it is being utilized to bypass the traditional zoning districts. None of the PUDs that have been approved since the adoption of 158.024 in 2019 appear to satisfy the ordinance's intent to encourage developments with a superior built environment that permit greater flexibility and consequently more creative and imaginative design and to preserve features of historical significance, facilitate adequate light and air, and facilitate adequate provision of public services or requirements. Rather, it is apparent that PUDs are generally being utilized to maximize unit density with little concern to creative or imaginative design. Consequently, the City of Bethany has adopted ordinances regarding traffic studies as a result of PUD development. Furthermore, there has been growing concern as to the impact of large PUD developments on the city's drainage and water systems.

The declaration of a temporary moratorium will allow the City Council and Planning and Zoning Commission time to evaluate the operation of the PUDs, their impacts, and to determine the appropriate regulations to be applied to them.

RECOMMENDATION

1. Approval of the emergency ordinance allowing a moratorium of 180 days.



ADDITIONAL COMMENTS

This item was tabled from the May 5, 2026 Regular City Council meeting.

ORDINANCE NO. 2093

AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE GRANTING OF ANY ZONING APPROVAL, REZONINGS, PLATS, DEVELOPMENT (SITE) PLANS, PERMITS, LICENSES AND CERTAIN OTHER ZONING APPROVALS, AS WELL AS THE COMMENCEMENT OR EXPANSION OF VARIOUS DEVELOPMENTS OR PROJECTS CONCERNING THE PLANNED UNIT DEVELOPMENT ZONING OVERLAY DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY:

Section 1. Intent and Findings.

- a. The provisions of the City of Bethany's Zoning Ordinances regarding various matters have not kept pace with development patterns, population increases and other matters within the City of Bethany.
- b. The City of Bethany desires to revise and update the regulations and provisions within the City of Bethany's Zoning Ordinance regarding planned unit developments ("PUDs"),
- c. The City of Bethany and its officials have substantial concerns about the following matters which should potentially be addressed by amendments to the City of Bethany's Zoning Ordinance as well as the enactment or amendment of other City of Bethany ordinances:
 - i. The impact of increased traffic on public safety, traffic patterns and related matters.
 - ii. The impact of anticipated future population growth within various areas of the City of Bethany.
 - iii. The demand upon water resources for the development of PUDs

PUD moratorium

- d. Imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow time for the review of potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding PUDs
- e. During the time of this moratorium, the City of Bethany Board and the Planning Commission will work diligently regarding potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding PUDs
- f. During this moratorium period, the City of Bethany Board and Planning Commission will investigate potential modifications to the Zoning Ordinance (and potentially other ordinances) that may establish new or revised reasonable regulations regarding PUDs

Section 2. Administrative Action. A moratorium is hereby imposed upon the issuance of any City of Bethany permit, license, zoning approval, development (site) plan, rezoning, variance, or similar approval for any new or expanded PUD. During the moratorium term specified in this Ordinance, no City of Bethany official, employee, body, board, commission or agent shall issue or approve any such permit, zoning approval, development (site) plan, rezoning, license, variance or other approval for a PUD.

Section 3 No Development Project. Except for an existing development or project that can proceed under Section 4 hereof, no PUD shall be developed, expanded or proceeded to construction during this moratorium.

Section 4. Status of a Development Project. This moratorium shall not apply to any approved PUD that has all of the following as of the effective date of this Ordinance:

- a. All City of Bethany zoning and land use approvals were obtained and are still valid and in effect.

PUD moratorium

- b. Has a valid City of Bethany approved development (site) plan which is still in effect.
- c. The project is under substantial construction.

* * *

As for plats, this moratorium shall not apply to an approved overall preliminary plat and subsequent phases to a previously approved overall preliminary plat when such approvals occurred before this Ordinance became effective. This moratorium shall not apply to final preliminary plat approval or final plat approval for plats that have previously obtained preliminary plat approval when such approvals occurred before this Ordinance became effective.

* * *

In addition, this moratorium shall not apply to any of the following:

- i. Additions to lawfully existing houses and other buildings with a PUD.
- ii. Non-zoning permits and approvals such as permits under the building codes, solicitation permits, business permits and similar permits.
- iii. Sign permits.

Section 5. Term of This Ordinance. The moratorium imposed by this Ordinance shall remain in effect for 180 days following the effective date of this Ordinance or until amendments to City of Bethany's ordinances regarding PUDs become effective, whichever occurs first. Prior to the expiration of this moratorium, City of Bethany may extend the moratorium to allow sufficient time to complete any such amendments to the ordinances.

Section 6. Effective Date. This Ordinance is hereby declared to be an emergency ordinance and shall become effective the day following its publication (or a summary hereof) in a newspaper of general circulation within the City of Bethany.

PUD moratorium

Section 7. Emergency Clause. It being immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Bethany and the inhabitants thereof that this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall be in full force and effect from and its passage and approval.

END

The undersigned hereby certify that the foregoing ordinance was approved by the Bethany Planning and Zoning Commission on April 16, 2026, and introduced before the Bethany City Council on the 5th day of May, 2026, and was duly adopted and approved by the Mayor and City Council of the City of Bethany on the 5th day of Mayh, 2026, after public hearing, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.).

MAYOR

ATTEST:

CITY CLERK

Approved as to form and legality on _____,
2026.

CITY ATTORNEY

City of Bethany General Fund
Statement of Revenues and Expense
Apr-26

AGENDA: 05/19/2026

ITEM: 12 (A)

Revenues

	2025-2026 Annual Budget	April Revenues	Year to Date Revenue	Year to Date Percentage of Budget	Budget Remaining
SALES TAX 82.5% DEDICATED	4,894,156.00	419,616.00	4,170,880.00	85.22%	723,276.00
USE TAX REVENUE	1,599,353.00	133,874.00	1,397,624.00	87.39%	201,729.00
HOTEL TAX REVENUE	57,113.00	3,413.00	23,441.00	41.04%	33,672.00
CABLE FRANCHISE TAX REVENUE	94,472.00	0.00	66,222.00	70.10%	28,250.00
PHONE FRANCHISE TAX REVENUE	7,820.00	47,352.00	52,445.00	670.65%	-44,625.00
UTILITY FRANCHISE TAX REVENUE	686,207.00	45,780.00	605,462.00	88.23%	80,745.00
OCCUPATIONAL LICENSE REVENUE	37,821.00	2,610.00	32,498.00	85.93%	5,323.00
BUILDING PERMIT REVENUE	30,559.00	4,488.00	32,118.00	105.10%	-1,559.00
INSPECTION PERMIT REVENUE	35,581.00	1,709.00	26,237.00	73.74%	9,344.00
ZONING PERMITS	1,043.00	0.00	925.00	88.69%	118.00
FIRE ALARM PERMITS	0.00	0.00	40.00	0.00%	-40.00
ANIMAL LICENSE REVENUE	0.00	410.00	1,865.00	0.00%	-1,865.00
ABATEMENT REVENUE	0.00	0.00	5,597.00	0.00%	-5,597.00
MOTOR FUEL TAX REVENUE	48,065.00	0.00	48,489.00	100.88%	-424.00
COMMERCIAL VEH TAX REVENUE	131,772.00	12,911.00	104,615.00	79.39%	27,157.00
CIGARETTE TAX REVENUE	14,508.00	2,739.00	29,769.00	205.19%	-15,261.00
ALCOHOL BEVERAGE TAX REVENUE	50,669.00	4,705.00	46,474.00	91.72%	4,195.00
ACCOUNTING SERVICE REVENUE	39,600.00	2,200.00	22,000.00	55.56%	17,600.00
EMERGENCY MEDICAL CALL SVC FEE	280,831.00	23,836.00	236,987.00	84.39%	43,844.00
STORMWATER COMPLIANCE FEE	324,218.00	27,350.00	273,640.00	84.40%	50,578.00
CEMETARY LOT SALES REVENUE	0.00	0.00	25.00	0.00%	-25.00
MINERAL RIGHTS & ROYALTIES REV	12,732.00	1,598.00	16,890.00	132.66%	-4,158.00
POLICE FINES & COURT COST REV	683,155.00	77,884.00	542,657.00	79.43%	140,498.00
INTEREST INCOME	42,403.00	0.00	24,400.00	57.54%	18,003.00
MISCELLANEOUS REVENUE	160,716.00	6,646.00	143,599.00	89.35%	17,117.00
REIMBURSEMENT REVENUE	2,491.00	40,029.00	43,097.00	1730.11%	-40,606.00
CREDIT CARD FEES	108,352.00	10,042.00	80,512.00	74.31%	27,840.00
GRANT REVENUE	4,000.00	0.00	0.00	0.00%	4,000.00
STREET CLOSURE FEES	0.00	324.00	2,388.00	0.00%	-2,388.00
SETTLEMENT PROCEEDS	0.00	0.00	30,000.00	0.00%	-30,000.00
ECONOMIC DEV PROMO & EVENT RE	0.00	0.00	0.00	0.00%	0.00
OMAG REFUNDS	20,096.00	2,167.00	46,920.00	233.48%	-26,824.00
Total Revenues	9,367,733.00	871,683.00	8,107,816.00	86.55%	1,259,917.00
Transfers In	2,825,000.00	216,667.00	2,206,684.00	78.11%	618,316.00
Total Revenues and Transfers In	12,192,733.00	1,088,350.00	10,314,500.00	84.60%	1,878,233.00

Expenses

	2025-2026 Annual Budget	April Expenses	Year to Date Expenses	Year to Date Percentage of Budget	Budget Remaining
01.0-MANAGEMENT	1,016,798.00	69,241.00	782,937.00	77.00%	233,861.00
02.0-FINANCE	469,258.00	59,903.00	312,342.00	66.56%	156,916.00
03.0-MUNICIPAL COURT	575,617.00	39,261.00	414,945.00	72.09%	160,672.00
04.0-ENGINEERING	183,000.00	8,415.00	78,429.00	42.86%	104,571.00
05.0-POLICE	5,309,879.00	379,190.00	4,164,100.00	78.42%	1,145,779.00
06.0-FIRE	3,157,030.00	231,232.00	2,550,123.00	80.78%	606,907.00
07.0-COMMUNITY DEV	676,000.00	45,713.00	491,156.00	72.66%	184,844.00
08.1-PW ADMIN	176,440.00	12,439.00	138,776.00	78.65%	37,664.00
08.2-STREETS	842,952.00	64,835.00	642,747.00	76.25%	200,205.00
08.4-FLEET MAINT	102,346.00	5,390.00	66,684.00	65.16%	35,662.00
08.5-PARKS	540,194.00	35,767.00	393,117.00	72.77%	147,077.00
98.0-CONTINGENCY	370,395.00	0.00	128,063.00	34.57%	242,332.00
TOTAL EXPENDITURES	13,419,909.00	951,386.00	10,163,419.00	75.73%	3,256,490.00
Transfers Out	66,000.00	0.00	0.00	0.00%	0.00
Total Expenses and Transfers Out	13,485,909.00	951,386.00	10,163,419.00	75.36%	3,256,490.00
Revenues over (under) expenses	-1,293,176.00	136,964.00	151,081.00	-11.68%	-1,378,257.00

Bethany Public Works Authority
Statement of Revenues and Expenses

Apr-26

Revenues

	2025-2026	April	Year to Date	Year to Date	Budget
	Annual Budget	Revenues	Revenue	Percentage of Budget	Remaining
RESIDENTIAL PENALTY REVENUE	174,345.00	18,651.00	162,881.00	93.42%	11,464.00
COMMERCIAL PENALTY REVENUE	38,271.00	3,094.00	30,382.00	79.39%	7,889.00
SOLID WASTE REVENUE	3,004,190.00	268,635.00	2,640,029.00	87.88%	364,161.00
WATER REVENUE	5,337,197.00	348,876.00	3,757,804.00	70.41%	1,579,393.00
WATER TAP REVENUE	5,472.00	0.00	1,875.00	34.27%	3,597.00
SEWER REVENUE	4,109,765.00	347,049.00	3,499,722.00	85.16%	610,043.00
SEWER TAP REVENUE	360.00	0.00	150.00	41.67%	210.00
INTEREST INCOME	340,476.00	0.00	139,867.00	41.08%	200,609.00
LEASE REVENUE	199,231.00	9,831.00	124,191.00	62.34%	75,040.00
SCRAP METAL REVENUE	0.00	0.00	2,208.00	0.00%	-2,208.00
SETTLEMENT PROCEEDS	0.00	0.00	1,257,553.00	0.00%	-1,257,553.00
GRANT REVENUE	0.00	0.00	0.00	0.00%	0.00
MISCELLANEOUS REVENUE	3,660.00	0.00	148,117.00	0.00%	-144,457.00
*** TOTAL REVENUE ***	13,212,967.00	996,136.00	11,764,779.00	89.04%	1,448,188.00
Total Revenues and Transfers In	13,212,967.00	996,136.00	11,764,779.00	89.04%	1,448,188.00

Expenses

	2025-2026	April	Year to Date	Year to Date	Budget
	Annual Budget	Expenses	Expenses	Percentage of Budget	Remaining
02.0-BPWA FINANCE	660,933.00	91,257.00	460,620.00	69.69%	200,313.00
08.1-BPWA ADMIN	194,012.00	12,630.00	150,280.00	77.46%	43,732.00
08.3-BPWA SANITATION	2,215,382.00	228,847.00	1,846,388.00	83.34%	368,994.00
08.4-BPWA FLEET MAINT	82,821.00	5,337.00	61,904.00	74.74%	20,917.00
12.0-BPWA WATER PLANT	3,428,312.00	140,359.00	1,807,180.00	52.71%	1,621,132.00
12.1-BPWA WATER LINE	880,005.00	27,457.00	425,530.00	48.36%	454,475.00
12.2-BPWA SEWER LINE	2,794,274.00	214,321.00	2,231,934.00	79.88%	562,340.00
97.0-DEBT SERVICE INTEREST EXP	587,520.00	2,824.00	133,740.00	22.76%	453,780.00
98.0-CONTINGENCY	80,000.00	0.00	42,687.00	0.00%	37,313.00
99.0-TRANSFERS OUT	2,600,000.00	216,667.00	2,166,670.00	83.33%	433,330.00
Total Expenses and Transfers Out	13,523,259.00	939,699.00	9,326,933.00	68.97%	4,196,326.00
DEBT SERVICE PRINCIPAL	1,294,190.00	85,000.00	1,133,505.00	87.58%	160,685.00
Revenues over (under) Expenses/Debt Service	-1,604,482.00	-28,563.00	1,304,341.00	-81.29%	-2,908,823.00

City of Bethany
Capital Improvement Fund
Apr-26

Revenues

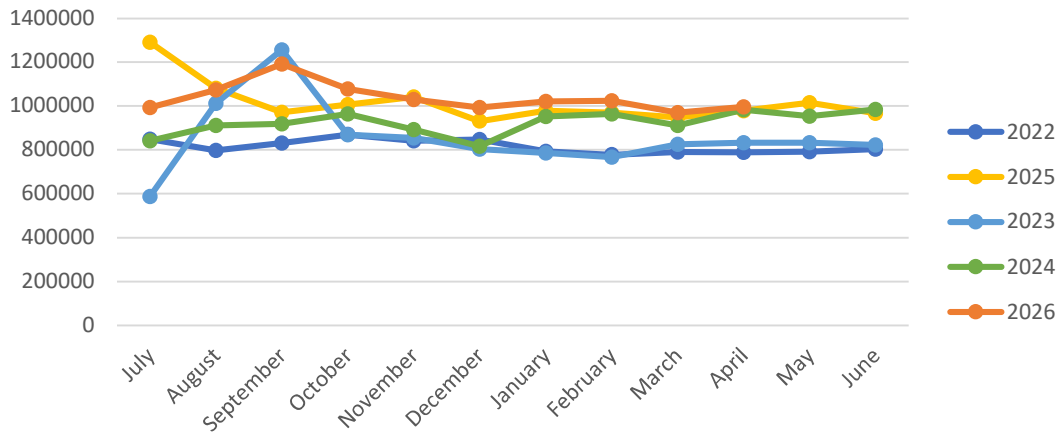
	2024-2025 Annual Budget	April Revenue	Year to Date Revenue	Year to Date Percentage of Budget	Budget Remaining
SALES TAX 17.5% DEDICATED	1,057,987.00	89,009.00	884,731.00	83.62%	173,256.00
INTEREST REVENUE	0.00	0.00	5,560.00	0.00%	-5,560.00
TRANSFER FROM GF	0.00	0.00	0.00	0.00%	0.00
MISCELLANEOUS REVENUE	0.00	277.00	277.00	0.00%	-277.00
GRANT REVENUE	571,000.00	0.00	321,250.00	56.26%	249,750.00
Total Revenue	1,628,987.00	89,286.00	1,211,818.00	74.39%	417,169.00

Expenses

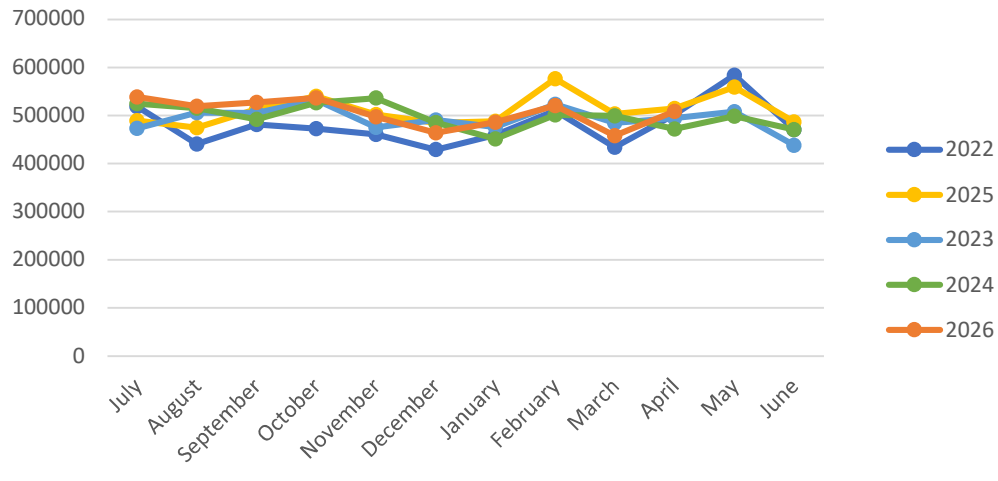
	2024-2025 Annual Budget	April Expenses	Year to Date Expenses	Year to Date Percentage of Budget	Budget Remaining
Capital Projects					
CDBG GRANT MATCH	372,104.00	0.00	302,299.00	81.24%	69,805.00
FIRE TRUCK LEASE PAYMENT	84,084.00	0.00	84,084.00	100.00%	0.00
CITY HALL HVAC REPLACEMENT	20,439.00	0.00	25,858.00	126.51%	-5,419.00
25TH AND SHANNON LIFT STATION	61,646.00	2,279.00	37,340.00	60.57%	24,306.00
CRRSAA ROCKWELL AVE PROJ.	5,561.00	0.00	1,296.00	23.31%	4,265.00
STREETS DUMP TRUCK	155,000.00	0.00	0.00	0.00%	155,000.00
SEWER POP-OFF VALVE PROG.	50,000.00	0.00	0.00	0.00%	50,000.00
FIRE TRAINING CENTER	360,000.00	25,950.00	351,612.00	97.67%	8,388.00
STREETS SALT/SAND SPREADER	50,000.00	0.00	0.00	0.00%	50,000.00
SCADA PROJECT	235,039.00	0.00	0.00	0.00%	235,039.00
SIDEWALK PARTNERSHIP PROJ.	150,000.00	0.00	138,862.00	92.57%	11,138.00
CEMETERY FENCE	33,000.00	0.00	0.00	0.00%	33,000.00
STREETS 1/2 TON TRUCK	35,000.00	0.00	0.00	0.00%	35,000.00
PD HVAC	20,272.00	0.00	18,522.00	91.37%	1,750.00
STREETS SNOW PLOW	18,000.00	0.00	0.00	0.00%	18,000.00
MUN. COURT HVAC REPLACEMENT	19,000.00	0.00	17,891.00	94.16%	1,109.00
STREETS OVERHEAD DOOR	6,000.00	0.00	6,000.00	0.00%	0.00
ANIMAL CONTROL TRUCK	44,728.00	0.00	44,728.00	100.00%	0.00
Total Capital Projects	1,719,873.00	28,229.00	1,028,492.00	59.80%	691,381.00

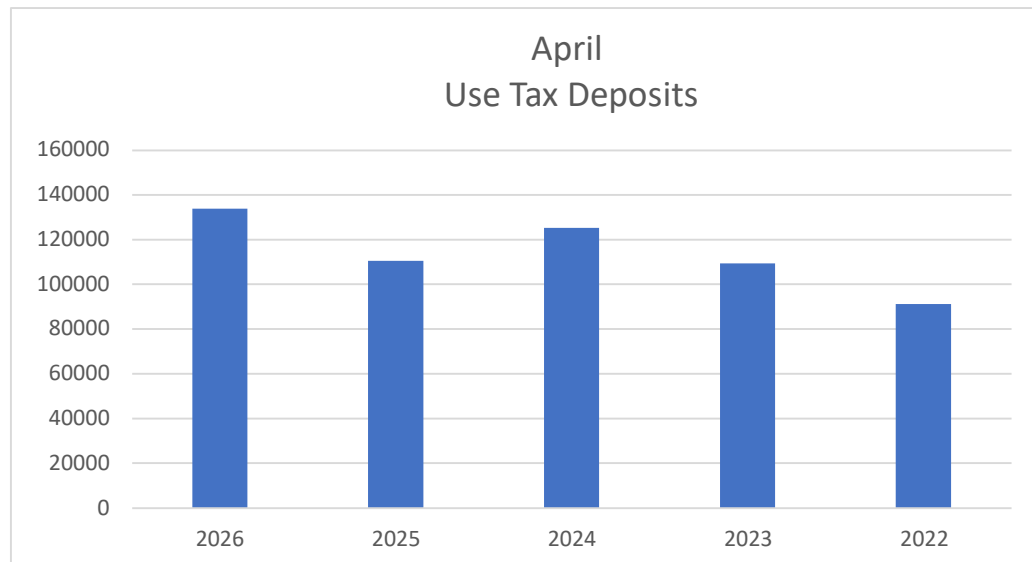
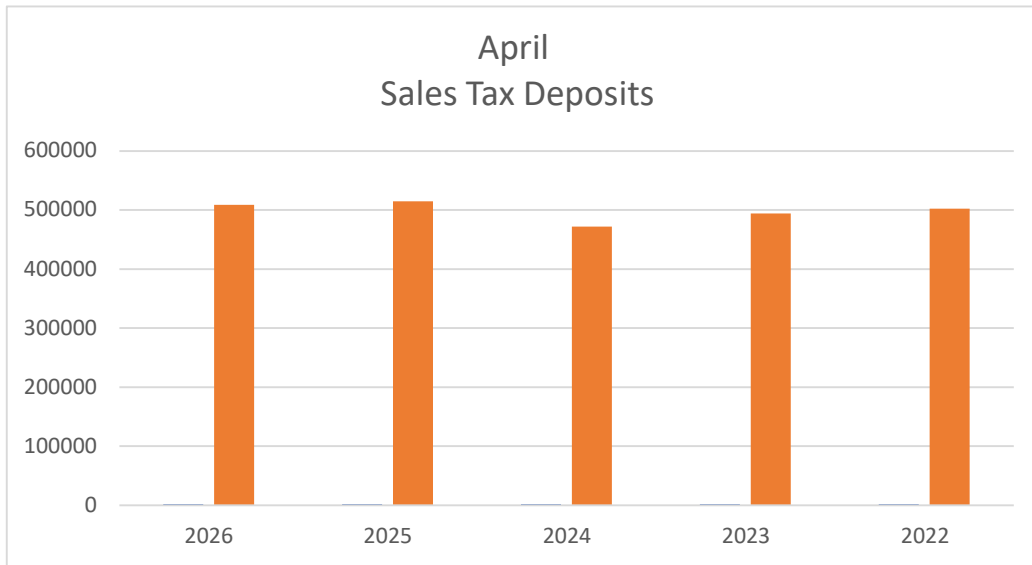
Revenues Over (under) Expenses	-90,886.00	61,057.00	183,326.00	-201.71%	-274,212.00
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Public Works Authority Monthly Income



Monthly Sales Tax Income





**Bethany/Warr Acres Public Works Authority
Financial Statement Summary
Year-To-Date for the Period Ending April 30, 2026**

	BUDGET	ACTUAL	83.33% OF BUDGET
BEGINNING FUND BALANCE	\$2,357,608	\$2,357,608	
REVENUES	\$4,675,000	\$3,771,304	80.67%
EXPENDITURES	-\$3,900,561	-\$3,224,587	82.67%
REVENUES OVER (UNDER) EXPENDITURES	\$3,132,047	\$2,904,325	
TRANSFERS IN	\$0	\$0	
TRANSFERS OUT	\$0	\$0	
NET OTHER	\$0	\$0	
INCREASE (DECREASE) TO BEGINNING FUND BALANCE	\$774,439	\$546,717	
ENDING FUND BALANCE (BEFORE BUDGETED RESERVE)	\$3,132,047	\$2,904,325	
BUDGETED RESERVE	\$0	\$0	
ENDING FUND BALANCE	\$3,132,047	\$2,904,325	
ENDING BALANCE AS A PERCENTAGE OF ANNUAL REVENUES	67.00%	62.12%	

Amount of budgetary fund balance carried over from the end of the prior year.

This % is a basic measure of where the fund should be year-to-date compared to budget.

Indicates the current budget, as adopted, plans on collecting this amount of revenues in excess of planned expenditures, thereby increasing the fund balance to an acceptable percentage by the end of the fiscal year.

This represents the amount by which fund revenues are more than expenditures prior to net transfers (subsidies) from other funds.

This indicates the fund has received revenues that are more or less than year-to-date expenditures by this amount. It is the year-to-date fund balance.

This amount is considered the fund's percentage of unappropriated (budget) and unexpended (actual) fund balance reserves.

This amount reflects the uncommitted fund balance at the end of the month. This amount should never go below \$0 per State law.

NOTICE: On Thursday, April 30, 2026, 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 the necessary accommodation.

BETHANY PUBLIC WORKS AUTHORITY MEETING

BETHANY CITY HALL

TUESDAY, MAY 5, 2026

6:30 P.M.

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

MEMBERS ABSENT:

OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	(See Roster)	

Chairman Sandoval called the Bethany Public Works Authority meeting to order at 7:27 P.M.

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

- A. APPROVAL OF MINUTES FROM APRIL 21, 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.**

Motion was made by Trustee Magirowsky, seconded by Trustee Smart to approve the Consent Docket. Yes votes: Falkner, Plank, Larsen,

Sandoval, Triana, Powell, Smart, Ford, and Magirowsky. No Votes: None.
Motion approved.

ITEM NO. 2 on the agenda was **CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1737, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, ADOPTING THE FISCAL YEAR 2027 BUDGET FOR THE GENERAL FUND, MISCELLANEOUS FUNDS, AND VARIOUS PUBLIC TRUSTS; AFFIRMING THE AUTHORITY OF THE CITY MANAGER TO MAKE TRANSFERS WITHIN THE GENERAL FUND; AND APPROPRIATING FUNDS FROM THE CAPITAL IMPROVEMENTS FUND FOR SPECIFIED EQUIPMENT AND PROJECTS. (ELIZABETH GRAY, CITY MANAGER).**

Motion to approve the Resolution was made by Trustee Ford, seconded by Trustee Smart. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

ITEM NO. 3 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF A CHANGE ORDER FOR PROJECT WTP 26-02 IN THE AMOUNT OF \$36,936.00 TO JACOB FARMS, LLC. (ELIZABETH GRAY, CITY MANAGER)**

Motion to approve was made by Trustee Smart, seconded by Trustee Ford. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

ITEM NO. 4 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. 5 on the agenda was **ADJOURN UNTIL MAY 19, 2026.**

Chairman Sandoval adjourned the Bethany Public Works Authority meeting at 7:28 P.M. until May 19, 2026.

CHAIRMAN

SECRETARY

BETHANY PUBLIC WORKS AUTHORITY

From: Michael Vaughn, Finance Director
Date: May 14, 2026
Subject: Claims list for the 05/19/2026 Bethany Public Works Authority Meeting

BETHANY PUBLIC WORKS AUTHORITY

FUND	AMOUNT
Bethany Public Works Authority	\$ 427,422.78
TOTAL	\$ 427,422.78

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 888,009.30
Bethany Public Works Authority	\$ 427,422.78
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 1,315,432.08

RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A		NON-DEPARTMENTAL				
26-54659	10-005216	PERDUE BRANDON FIELDER	COLLECTION FEES	5/2026	21016	77.58
26-56046	10-3436	BANCFIRST	BPWA 2013 REV NOTE	5/2026	20260601**	170,000.00
DEPARTMENT TOTAL:						170,077.58
DEPARTMENT: 02.0		FINANCE				
26-54229	10-005702	TPS TECHNICAL PROGRAMMING	UTILITY BILL PRINTING	5/2026	123994	1,490.35
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	5/2026	IN1344655	47.35
DEPARTMENT TOTAL:						1,537.70
DEPARTMENT: 08.1		PUBLIC WORKS - ADMIN				
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	401.04
26-56578	10-005321	AMAZON CAPITAL SERVICES,	INCOMBLOCKFORPARKS,DAWN	5/2026	8079463	15.19
26-54321	10-1068	ONG	MONTHLY SVC	5/2026	20260422	253.83
26-56569	10-3042	ACCURATE ENVIRONMENTAL	VOC'S	5/2026	ID30063	408.00
26-56579	10-3042	ACCURATE ENVIRONMENTAL	VOC TEST	5/2026	ID21104	408.00
DEPARTMENT TOTAL:						1,486.06
DEPARTMENT: 08.3		PUBLIC WORKS - SANIT				
26-56578	10-005321	AMAZON CAPITAL SERVICES,	INCOMBLOCKFORPARKS,DAWN	5/2026	8079463	34.35
26-56174	10-005350	FORCE PERSONNEL	TEPMS FOR SANITATION	5/2026	87675	2,897.98
26-56038	10-006316	BLUE BEACON	SANITATION TRUCK WASH	5/2026	5170203	18.98
26-56467	10-0202	WASTE CONNECTIONS, INC	BLANKETPO4THQRTROLLOFFS	5/2026	3809441V013	4,900.43
26-56558	10-1551	UNITED ENGINES, LLC	dx&possiblerepairUNIT #95	5/2026	4148682	605.88
26-56577	10-3081	PREMIER TRUCK/ATC FREIGHTLIPASS	DOOR VENT COVER	5/2026	120903111	63.27
26-56463	10-4012	WASTE CONNECTIONS,INC	LANDFILL 4TH QTR	5/2026	33363E012	29,381.23
26-56466	10-4208	OKLAHOMA CITY TREASURY	BLANKETPO4THQRTHAZARDOUS	5/2026	100426	1,185.00
DEPARTMENT TOTAL:						39,087.12
DEPARTMENT: 12.0		UTILITY - WATER PLANT				
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	514.68
26-56578	10-005321	AMAZON CAPITAL SERVICES,	INCOMBLOCKFORPARKS,DAWN	5/2026	8079463	19.44
26-56586	10-0091	BRENNTAG SOUTHWEST	19% AMMONIA	5/2026	BSW697458	1,782.00
26-56511	10-0669	HACH COMPANY	MONO	5/2026	14976580	207.20
26-54321	10-1068	ONG	MONTHLY SVC	5/2026	20260422	193.12
26-55641	10-1402	PHILLIP STINCHCOMB LIVING	TWELL 26,27,215 LEASE	5/2026	APR 2026-	1,575.49
26-56562	10-1501	T & W TIRE LLC	UNIT 49	5/2026	1090189299	598.10
26-56619	10-2123	HOME DEPOT CREDIT SVCS	EXT CORDS FOR POOL	5/2026	0074981/9020486	148.97
26-56636	10-2123	HOME DEPOT CREDIT SVCS	SUMP PUMP	5/2026	011498/5020919	297.46
26-55640	10-2842	RONALD STINCHCOMB	WELL 26,27,215 LEASE	5/2026	APRIL **	1,575.48
26-56424	10-3042	ACCURATE ENVIRONMENTAL	BACT'S	5/2026	ID07059	350.00
26-56510	10-3042	ACCURATE ENVIRONMENTAL	REAGENTS	5/2026	SU40305	635.00
26-56560	10-3042	ACCURATE ENVIRONMENTAL	SOC SAMPLES	5/2026	ID21105	2,505.00
26-56512	10-3919	MISSISSIPPI LIME	25 TONS OF LIME	5/2026	CD197238	10,556.27
DEPARTMENT TOTAL:						20,958.21

FUND: 056- BETHANY PUBLIC WORKS AUTH

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 12.1		UTILITY - WATER LINE				
26-56578	10-005321	AMAZON CAPITAL SERVICES,	INCOMBLOCKFORPARKS,DAWN	5/2026	8079463	19.44
26-56583	10-0225	GENUINE PARTS	FILTER FOR UNIT 22	5/2026	115637	10.54
26-56608	10-1622	WESTLAKE ACE HARDWARE	PVCPIPE,COUPLE,BUSHING	5/2026	3505588	66.03
26-56644	10-1622	WESTLAKE ACE HARDWARE	PIPE WRENCH,PVC CUTTER,	5/2026	3505599	324.88
DEPARTMENT TOTAL:						420.89
DEPARTMENT: 12.2		UTILITY - SEWER				
26-55544	10-004725	RUCKER ELECTRIC INCORPORATE	WIRING 24TH PENIEL	5/2026	016246	762.30
26-56508	10-004725	RUCKER ELECTRIC INCORPORATE	25TH DONALD LIFT STATION	5/2026	015969	355.68
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	5/2026	05012026	283.77
26-54321	10-1068	ONG	MONTHLY SVC	5/2026	20260422	214.87
26-54498	10-1785	BETHANY-WARR ACRES PWA	SEWER PROCESSING	5/2026	APR 2026---	184,790.60
26-56481	10-3380	URBAN CONTRACTORS INC	2704 N TERRY	5/2026	26-19	1,800.00
DEPARTMENT TOTAL:						188,207.22
DEPARTMENT: 97.0		DEBT SERVICE				
26-56046	10-3436	BANCFIRST	BPWA 2013 REV NOTE	5/2026	20260601**	5,648.00
DEPARTMENT TOTAL:						5,648.00
FUND TOTAL:						427,422.78

BETHANY PUBLIC WORKS AUTHORITY

From: Elizabeth Gray, City Manager
Date: May 14, 2026
Subject: Solicit Bids: Water Treatment Plant Quicklime (Bid No. WTP 27-01)

BACKGROUND

Staff wishes to initiate the bid process to acquire standard quicklime for the water treatment plant. The proposed bid opening is June 2, 2026.

This bid proposal covers the estimated usage from July 1, 2026 to June 30, 2027.

The bid specifications reflect recent revisions which provide more flexibility in delivery charges designed to improve vendor response and hopefully improved bid prices as a result of reducing risk associated with fuel price volatility.

RECOMMENDATION

1. Approve the chemical bid specifications as presented and authorize staff to solicit bids.

ADDITIONAL COMMENTS

Funding source is the Public Works Fund-Chemicals.

A circular stamp containing the handwritten initials "dg" in blue ink.



BID DOCUMENTS FOR
STANDARD QUICKLIME (CaO)
BETHANY WATER TREATMENT PLANT
BETHANY, OKLAHOMA
BID NUMBER WTP 27-01

Approval Sheet

Specifications & Bid Documents

For

Standard Quicklime (CaO)

Bid Number WTP 27-01

Approved by the Bethany City Council, dated this 19th day of May, 2026.

Amanda Sandoval, Mayor

ATTEST:

CITY CLERK

Notice to Bidders

Sealed bids will be received by the City of Bethany at the office of the City Clerk, located at Bethany City Hall, 6700 N.W. 36th Street, Bethany, Oklahoma, until 2:00 o'clock p.m., Local Time, on the 2nd of June 2026, for furnishing the following items:

Standard Quicklime (CaO) for the period July 1, 2026, to June 30, 2027 (Bid No. WTP 27-01)

Bids will be publicly opened and read aloud by staff at 2:00 p.m. on 2nd day of June 2026 at City Hall.

Copies of the general conditions, specifications, and other bidding documents are on file in the above office and are open for public inspection.

Complete sets of general conditions, specifications, and other bidding documents are available by contacting E.J. Cope at 405-789-1421 or by email: ej.cope@bethanyok.org.

For bids in excess of \$50,000, a cashier's check, a certified check, a Certificate of Deposit, an Irrevocable Letter of Credit, or a Bid Bond in the amount of five percent (5%) of the bid shall accompany the sealed proposal of each bidder. The City of Bethany reserves the right to reject any or all bids.

Dated this 19th day of May 2026, by the authority of the Bethany City Council.

City of Bethany
(Name of Agency)

By: _____
CITY CLERK

General Specifications and Requirements

These general specifications and requirements apply to the terms and conditions of these specifications and become part of the Bidder's Proposal.

1. Bids must be submitted on Bidder's Proposal Form only (**Photocopies are acceptable**). All blanks and price quotes are to be filled in by typewriter or neatly handwritten in black or blue ink only. Pencil or erasures will not be accepted. Corrections are allowed but must be initialed by the Bidder.
2. All required forms to be submitted as the Bid Proposal are to be fastened together and placed in a sealed envelope bearing on the outside the bidder's name, address, subject advertised, and the date of bid opening.
3. If the bid proposal is to be forward by mail, Fed Ex, UPS, etc. the envelope containing the bid proposal is to be marked "**SEALED BID**", and placed in a second sealed envelope and addressed to:

**City of Bethany
Attn: City Clerk
P.O. Box 219
6700 NW 36th Street
Bethany, Oklahoma 73008
"Standard Quicklime (CaO) Bid No. WTP 27-01"**

4. Bids must be received by the Office of the City Clerk prior to the date and time specified for submission in the "Notice to Bidders". Bids received prior to the time of bid opening will be securely kept unopened. No responsibility will attach to the city for the premature opening of a bid not properly addressed or identified.
5. The City specifically reserves the right to accept or reject any or all bids and waive all technicalities and formalities in the bid process.
6. All price quotes shall be quoted FOB Bethany Water Treatment Plant. The standard fuel surcharge calculation method is described in these bid documents. A bidder may submit an alternate calculation method but said alternative must be approved by the City Manager. If no alternate is clearly identified, it will be assumed that the bidder will use the standard method described in these bid documents.
7. All guarantees and warranties, if offered as part of these specifications, are to be clearly stated. The data shall be in sufficient detail to describe accurately the material to be delivered.
8. The bidder shall show in the proposal the unit price of each item bid. In the event of an error or discrepancy in the extension of the price, the unit price shall prevail.
9. In the event cash or prompt payment discounts are offered by the bidder, the discount date shall begin with the receipt of material covered by the contract or purchase order, or the date of receipt by the City of the original copy of the invoice of the claimant, whichever is the later date.
10. The city is exempt from all Federal, State, Local, and Excise taxes. Therefore, the bidder shall quote prices which do not include these taxes.

11. The bidder agrees to defend and save harmless the City from and against all demands, claims, suits, costs, damages, and judgments based upon infringements of any patent relating to goods specified in this order or in the ordinary use or operation of such goods by the City in the accordance with the supplier's direction.
12. The City of Bethany will not pay deposit fees on returnable containers.
13. For the purpose of awarding bids, the City will rely upon the bidder's representation regarding the conformity to these specifications. If prior to or at time of delivery, the City determines that the bidder's product does not meet published specifications, the City will reject delivery, make delivery conditional upon substitution of product at vendors own expense, and may deem sufficient cause to cancel vendor's contract and remove bidder from future bid consideration. The City may make such investigations as it deems necessary to determine the ability of the Bidder to satisfactorily supply the materials, and the Bidder shall furnish to the City all such information and data for this purpose as the City may request. The City reserves the right to reject any bid(s) if the evidence submitted by, or investigation of, such bidder fails to satisfy the City that such bidder is properly qualified to provide the materials contemplated therein.
14. The City will enter into a contract with the lowest, responsive, and responsible bidder that meets the functional requirements and needs expressed in the published specifications. The bid will be awarded based on the most favorable terms of payment and/or delivery schedule or other costs associated with the award process. The successful bidder will be required to execute the contract included with this bid package before a purchase order is issued for the materials, equipment, or supplies.
15. The vendor shall transport all material in strict compliance with all Federal, State, and local regulations.
16. Acceptance of the bid award(s) shall bind the bidder(s) to all the provisions of this set of specifications for a period beginning with the notification of award until **June 30, 2026.**
17. The bid proposal is to be complete and include:
 - Complete Bidder's Proposal Form
 - Bid Surety (ONLY REQUIRED FOR BIDS \$50,000 OR MORE)
 - Bidder's Executed Non-Collusion Affidavit
 - Bidder's Declaration
 - Bidder's Business Relationships Affidavit
 - Affidavit of Non-Boycotting of Energy Companies
18. Any exceptions, variations, or deviations from the published specifications are to be reduced to writing and attached to the Bidder's Proposal Form.

CITY OF BETHANY

FUEL SURCHARGE RATE SHEET FOR WATER TREATMENT CHEMICALS

The fuel surcharge applies to all locations in which the vendor pays the freight.

The fuel price used in the surcharge calculations shall be the average cost of Midwest Diesel Fuel as reported by the U.S. Energy Information Administration, part of the U.S. Department of Energy. The fuel adjustment will be recalculated on the 1st day of each month and will be based on the average price for the previous month.

The fuel surcharge will be added to invoices as a separate line item and shall be applied only to the Truck Delivery Charge as stated in the Bidder's Proposal Form.

The following table for fuel adjustment will apply.

\$1.250 to \$1.315	1%	\$2.834 to \$2.899	25%
\$1.316 to \$1.381	2%	\$2.900 to \$2.965	26%
\$1.382 to \$1.447	3%	\$2.966 to \$3.031	27%
\$1.448 to \$1.513	4%	\$3.032 to \$3.097	28%
\$1.514 to \$1.579	5%	\$3.098 to \$3.163	29%
\$1.580 to \$1.645	6%	\$3.164 to \$3.229	30%
\$1.646 to \$1.711	7%	\$3.230 to \$3.295	31%
\$1.712 to \$1.777	8%	\$3.296 to \$3.361	32%
\$1.778 to \$1.843	9%	\$3.362 to \$3.427	33%
\$1.844 to \$1.909	10%	\$3.428 to \$3.493	34%
\$1.910 to \$1.975	11%	\$3.494 to \$3.559	35%
\$1.976 to \$2.041	12%	\$3.560 to \$3.625	36%
\$2.042 to \$2.107	13%	\$3.626 to \$3.691	37%
\$2.108 to \$2.173	14%	\$3.692 to \$3.757	38%
\$2.174 to \$2.239	15%	\$3.758 to \$3.823	39%
\$2.240 to \$2.305	16%	\$3.824 to \$3.889	40%
\$2.306 to \$2.371	17%	\$3.890 to \$3.955	41%
\$2.372 to \$2.437	18%	\$3.956 to \$4.021	42%
\$2.438 to \$2.503	19%	\$4.022 to \$4.087	43%
\$2.504 to \$2.569	20%	\$4.088 to \$4.153	44%
\$2.570 to \$2.635	21%	\$4.154 to \$4.219	45%
\$2.636 to \$2.701	22%	\$4.220 to \$4.285	46%
\$2.702 to \$2.767	23%	\$4.286 to \$4.351	47%
\$2.768 to \$2.833	24%	\$4.352 to \$4.417	48%

each additional \$.065 per gallon = 1%

Example:

Bulk Material Price: \$100.00 per ton FOB Bethany, Oklahoma

Truck Delivery Charge: \$30.00 per ton FOB Bethany, Oklahoma (plus fuel surcharge)

Average Midwest Diesel Fuel cost: \$4.061 per gallon (Fuel Surcharge Factor = 43%)
 $0.43 \times \$30.00$ (Truck Delivery Charge) = \$12.90 per ton fuel surcharge added to invoice.

Total Charge: \$100.00 + \$30.00 + \$12.90 = \$142.90 per ton delivered

SPECIFIC CHEMICAL SPECIFICATIONS

Standard Quicklime (CaO) Specification

1. Lime shall conform to AWWA B202-07 and NSF 60 standards.
2. All furnished lime shall be the best quality, burned, high calcium, and fat pebble lime.
3. Lime must be free from unburned limestone. Cinders shall slake rapidly and, in all respects, be suitable for use in the CHEMCO System, L.P., lime slakers in use at the Bethany Water Treatment Plant.
4. The percentage of water-soluble calcium oxide in each load of lime will be determined from a composite sample brought by the driver upon arrival at the Water Plant. Samples will also be taken at any time during the transfer or at any time afterwards from the slaker auger.
5. If any load contains less than 92.0% water-soluble calcium oxide, a penalty of 3% of the total bid price will be assessed for each 0.1 % below 92%. If any load contains less than 90.0% water-soluble calcium oxide, an additional 5% penalty will be assessed for each 0.1% below 90%. However, if there are two consecutive loads of lime below 90% water-soluble calcium oxide, the city may deem sufficient cause to immediately cancel vendor's contract with the city and remove the defaulting vendor from future bid consideration.
6. The city will conduct compliance testing by an independent lab to ensure compliance with the above specification.
7. Payment shall be based upon the tare weight of the weight certificate.
8. Fuel Surcharges (if any) will be calculated according to the methods described in these bid documents.
9. Lime shall be delivered in bulk semi-trailer loads (approximately 25 tons each load) and be pneumatically transferred into an existing storage silo.
10. A total of approximately four hundred fifty (450) tons of lime will be needed for the life of this contract.
11. Telephone orders for product will be made as needed. Product must be delivered to the Bethany Water Treatment Plant within five (5) calendar days of the initial telephone contact.

BID DOCUMENTS

In order to be considered complete, the bid package must contain:

1. Complete Bidder's Proposal Form
2. Bid Bond (Not required for bids less than \$50,000)
3. Bidder's Executed Non-Collusion Affidavit
4. Bidder's Business Relationships Affidavit
5. Bidder's Executed Declaration
6. Affidavit of Non-Boycotting of Energy Companies

Omission of any required form/document will result in an immediate bid disqualification

BIDDER'S PROPOSAL FORM

Standard Quicklime (CaO)

(July 1, 2026, to June 30, 2027)

Bid No. WTP 27-01

Proposal of _____(hereinafter called "Bidder"), organized and existing under the laws of the State of _____ and doing business as a (corporation, partnership, etc.) _____. To the City of Bethany (hereinafter called "Owner"):

Bidder agrees to provide the following materials or supplies which are described in detail in the Bid Specifications on file in the office of the City Clerk of the City of Bethany for the following unit prices:

ITEM 1: Standard Quicklime (CaO)

UNIT: Ton

ESTIMATED QUANTITY: **800 tons**

UNIT BULK MATERIAL PRICE: \$_____ per ton FOB Bethany, OK

UNIT TRUCK DELIVERY CHARGE: \$_____ per ton FOB Bethany, OK

TOTAL BID: _____ dollars (\$_____)

For each invoice, the Fuel Surcharge will be calculated and added to the Truck Delivery Charge as described in the Bid Specifications



BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,
_____ as Principal, and
_____ as Surety, are hereby held and firmly
bound unto as OWNER in the penal sum of _____ for the payment
of which, well and truly to be made, we hereby jointly and severally bind ourselves,
successors, and assigns.

Signed, this _____ day of _____, 20____. The Condition of the above
obligation is such that whereas the principal has submitted to
_____ a certain BID attached
hereto and hereby made a part hereof to enter into a contract in writing, for the

NOW, THEREFORE,

- (a) If said BID shall be rejected, or

- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attachment hereto (properly completed in accordance with said BID) and shall furnish a BOND for faithful performance of said contract, and for the payment of all persons performing labor furnishings materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect: it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal (L.S.)

ATTEST: (if by Corporation)

Surety

BY: _____

IMPORTANT - Surety companies executing BONDS must appear on the Treasury Departments most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

BUSINESS RELATIONSHIPS AFFIDAVIT

STATE OF _____)
) SS
COUNTY OF _____)

_____, of lawful age, being first duly sworn on oath says, that he/she is the agent authorized by the bidder to submit the attached bid. Affiant further states that the nature of any partnership, joint venture, or other business relationship presently in effect or which existed within one (1) year prior to the date of this statement with the architect, engineer, or other party the project is as follows:

Affiant further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director of the bidding company and any officer or director of the architectural or engineering firm or other party to the project is as follows:

Affiant further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:

(If none of the business relationships hereinabove mentioned exist, affiant should so state.)

Subscribed and sworn before me this _____ day of _____ 20____.

Notary Public

My Commission Expires: _____

BIDDER'S DECLARATION

Bidder understands, agrees, and warrants:

1. That bidder has carefully read and fully understands the full scope of these specifications, including the method of fuel surcharge calculations.
2. That bidder has the capability to successfully undertake and complete the responsibilities and obligations in said specifications.
3. That the chemicals proposed in this bid meet published specifications.
4. That this bid may be withdrawn by requesting in writing at any time prior to **2:00 PM Local Time on Tuesday, June 2, 2026**, but may not be withdrawn after such date and time.
5. That the City reserves the right to reject any or all bids and to accept that bid which will, in its best opinion, best serve the public interest. The City reserves the right to waive any technicalities and formalities in the bidding.
6. That by submission of this bid, the bidder acknowledges the right of the City to make any inquiry or investigation it deems appropriate to substantiate or supplement information supplied by the Bidder.
7. That a cashier's check, certified check, or bid bond in the sum of 5% of the bid amount, payable to the City of Bethany, must be submitted with the bid and is attached hereto (***Bid surety will not be required for bids less than \$50,000***). Said sum will be held by the City of Bethany as a guarantee securing the obligations Bidder agrees to assume in the bid and will be returned to the unsuccessful bidder within ten (10) days after the agreement has been executed with the successful bidder, or after all bids have been rejected. In the event this bid is accepted by the City of Bethany and the Bidder fails to meet the terms thereof, said sum shall be forfeited by Bidder and retained by the City of Bethany as liquidated damages.

Bidder: _____

Signature & Title: _____

(Affix seal if applicable)

(If a partnership, a general partner must sign; if a corporation, an authorized corporate officer must sign and affix the corporate seal to this document)

CONTRACT DOCUMENTS

The successful Bidder will be required to complete and execute the following documents as a requirement of the contract award:

- Contract (in triplicate)
- Contractor's Affidavit

Also:

- A Non-Collusion Affidavit will be required for any invoice or payment request greater than \$25,000

CONTRACT

This Contract and Agreement made and entered into this _____ day of _____, 20____, by and between the City of Bethany, Oklahoma, party of the first part, hereinafter termed "City", and _____ party of the second part, hereinafter termed "Contractor".

WITNESSETH:

WHEREAS, City has caused to be prepared in accordance with law certain specifications and other bidding documents for the materials, equipment or supplies hereinafter described, and has approved and adopted all of said bidding documents and has caused Solicitations for Bids to be given and advertised as required by law, and has received sealed proposals for the furnishing of all materials, equipment or supplies for:

Water Treatment Quicklime (Bid No. WTP 27-01)

WHEREAS, Contractor, in response to said Solicitation for Bids, has submitted to Bethany in the manner and at the time specified, a sealed proposal in accordance with the terms of this Contract; and,

WHEREAS, City in the manner provided by law, has publicly opened, examined, and canvassed the proposals submitted and determined and declared the above-named Contractor to be the lowest, responsible, and responsive bidder above described, and has duly awarded this contract to said Contractor for the purchase or furnishing of the following at the stated prices, to wit:

(State Prices) **Bulk Material Price:** \$ _____

Truck Delivery Charge: \$ _____

NOW THEREFORE, for and in consideration of the mutual agreements and covenants herein contained, the parties to this contract have agreed, and hereby agree, as follows:

1. The Contractor shall, in a good and first-class, workmanlike manner, at his own cost and expense, furnish the described materials, equipment or supplies required to perform and complete said contract in strict accordance with this Contract, the bid specifications and bid submitted to Bethany, all of which documents are on file in the office of the City Clerk of the City of Bethany, Oklahoma and made a part of this

contract as fully as if the same were herein set out at length with the following additions and or exceptions:

No Exceptions

- 2. Contractor warrants that all materials, equipment, or supplies furnished under this Contract will meet the bid specifications, except as specifically noted, and Contractor further warrants that such materials, equipment, and supplies shall be new.
- 3. Payment will be made only after approval by the Bethany City Council. Contractor's invoice must be accompanied by a signed affidavit as required by Oklahoma Statutes.
- 4. The sworn, notarized Contractor's statement must be signed and notarized before this contract will become effective.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in two duplicate originals, the day and year first above written.

CONTRACTOR

CITY OF BETHANY, Acting by and through the Mayor:

By: _____

By: _____

Attest: _____

Attest: _____

City Clerk

(Title)

Approved as to form and legality this _____ day of _____, 20____.

City Attorney

AFFIDAVIT OF NON-BOYCOTTING OF ENERGY COMPANIES

Reference: 74 Oklahoma Statutes Section 12005

STATE OF _____)
COUNTY OF _____) ss:

I, _____, (print name) as the agent of _____ (print company or business name) located at _____ (address) do hereby swear and affirm that the described company does not boycott energy companies, and will not boycott energy companies during the term of the contract.

_____ (print affiant's full name), being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing AFFIDAVIT OF NON-BOYCOTTING OF ENERGY COMPANIES by his/her subscribed and that the matters stated herein are true to the best of his/her information, knowledge and belief.

Affiant's Signature

Affiant's Printed Name and Title

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Notary Public

My commission expires: _____.

NOTE: For purposes of this affidavit the boycott of energy companies means:

Boycott energy company" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company:

- a. engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil-fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law, or**
- b. does business with a company described by subparagraph a of this paragraph;**

NOTICE: On Thursday, April 30, 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 the necessary accommodation.

BETHANY HOSPITAL TRUST MEETING

BETHANY CITY HALL

TUESDAY, MAY 5, 2026

6:30 P.M.

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

MEMBERS ABSENT:

OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	(See Roster)	

Chairman Sandoval called the Bethany Hospital Trust meeting to order at 7:28 P.M.

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

- A. APPROVAL OF MINUTES FROM APRIL 21, 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 Ford to approve the Consent Docket. Yes votes: Ford, Smart, Falkner, Plank, Larsen, Triana, Sandoval, Powell, and Magirowsky. No Votes: None. Motion approved.

ITEM NO. 2 on the agenda was **CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1737, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, ADOPTING THE FISCAL YEAR 2027 BUDGET FOR THE GENERAL FUND, MISCELLANEOUS FUNDS, AND VARIOUS PUBLIC TRUSTS; AFFIRMING THE AUTHORITY OF THE CITY MANAGER TO MAKE TRANSFERS WITHIN THE GENERAL FUND; AND APPROPRIATING FUNDS FROM THE CAPITAL IMPROVEMENTS FUND FOR SPECIFIED EQUIPMENT AND PROJECTS. (ELIZABETH GRAY, CITY MANAGER)**

Motion to approve the Resolution was made by Trustee Magirowsky, seconded by Trustee Falkner. Yes votes: Ford, Plank, Smart, Falkner, Sandoval, Triana, Larsen, Powell, and Magirowsky. No votes: None. Motion approved.

ITEM NO. 3 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. 4 on the agenda was **ADJOURN UNTIL MAY 19, 2026.**

Chairman Sandoval adjourned the Bethany Hospital Trust meeting at 7:30 P.M. until May 19, 2026.

CHAIRMAN

SECRETARY

BETHANY HOSPITAL TRUST

From: Michael Vaughn, Finance Director
Date: May 14, 2026
Subject: Claims list for the 05/19/2026 Bethany Hospital Trust Meeting

BETHANY HOSPITAL TRUST

FUND	AMOUNT
Bethany Hospital Trust	\$ -
TOTAL	\$ -

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 888,009.30
Bethany Public Works Authority	\$ 427,422.78
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 1,315,432.08

RECOMMENDATION

1. Approve claims as presented.



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BETHANY DEVELOPMENT AUTHORITY

BETHANY CITY HALL

TUESDAY, MAY 5, 2026

6:30 P.M.

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

MEMBERS ABSENT:

OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	(See Roster)	

Chairman Sandoval called the Bethany Development Authority meeting to order at 7:30 P.M.

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

- A. APPROVAL OF MINUTES FROM APRIL 21, 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.**

ITEM NO. 2 on the agenda was **CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1737, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, ADOPTING THE FISCAL YEAR 2027 BUDGET FOR THE GENERAL FUND, MISCELLANEOUS FUNDS, AND VARIOUS PUBLIC TRUSTS; AFFIRMING THE AUTHORITY OF THE CITY MANAGER TO MAKE TRANSFERS WITHIN THE GENERAL FUND; AND APPROPRIATING FUNDS FROM THE CAPITAL IMPROVEMENTS FUND FOR SPECIFIED EQUIPMENT AND PROJECTS. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Trustee Triana, seconded by Trustee Magirowsky to approve Items 1 and 2. Yes votes: Sandoval, Ford, Magirowsky, Plank, Larsen, Smart, Falkner, Powell, and Triana. No votes: None. Motion passed.

ITEM NO. 3 on the agenda **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. 4 on the agenda was **ADJOURN UNTIL MAY 19, 2026.**

Chairman Sandoval adjourned the Bethany Development Authority meeting at 7:31 P.M. until May 19, 2026.

CHAIRMAN

SECRETARY

BETHANY DEVELOPMENT AUTHORITY

From: Michael Vaughn, Finance Director
Date: May 14, 2026
Subject: Claims list for the 05/19/2026 Bethany Development Authority Meeting

BETHANY DEVELOPMENT AUTHORITY

FUND	AMOUNT
Bethany Development Authority	\$ -
TOTAL	\$ -

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 888,009.30
Bethany Public Works Authority	\$ 427,422.78
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 1,315,432.08

RECOMMENDATION

1. Approve claims as presented.

