
On Thursday, December 11, 2025, 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, DECEMBER 16, 2025
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. Consent Docket:
 - A. Approval of Minutes from the December 2, 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.
4. PUBLIC HEARING ITEM: Consideration and possible approval of Ordinance No. 2085, an ordinance amending the zoning ordinances, map, and comprehensive plan of the City of Bethany, Oklahoma, by including in C-G, Commercial General, the property located at 3312 N. Council Road from R-1 (single family residential) in Bethany, Oklahoma County, Oklahoma as more particularly described hereinafter. *(Ray Jones, City Attorney)*
 - A. Presentation by staff and/or interested party.
 - B. Public comments.
 - C. Consideration and possible action to approve Ordinance No. 2085, on reading by title only.
 - D. Motion to approve Section 1 of Ordinance No. 2085.

5. 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.)*
6. Consideration and possible approval of Ordinance No. 2086, an ordinance amending Section 150.096 (C) (1) to the Bethany Code of Ordinances to change amount of insurance requirements. *(Ray Jones, City Attorney)*
 - A. Presentation by staff and/or interested party.
 - B. Consideration and possible action to approve Ordinance No. 2086, on reading by title only.
 - C. Motion to approve Sections 1-3 of Ordinance No. 2086.
7. Consideration and possible approval of Change Order No. 4 to the Construction Contract for the ARPA Well Field Rehabilitation and Improvements Project in the amount of \$74,750.00 and authorize the mayor to sign the document on behalf of the City of Bethany. *(Elizabeth Gray, City Manager)*
8. Consideration and possible approval of Brewer Construction Oklahoma, LLC Invoice No. 4 in the amount of \$48,648.60 for ODOC Community Development Block Grant Waterline project. *(Elizabeth Gray, City Manager)*
9. Consideration and possible approval of Amendment No. 2 and Change Order No. 1 to Construction Contract with Urban Contractors, LLC for Peniel Avenue Sanitary Sewer Lift Station and Pipe Bursting Improvements for American Rescue Plan Act Grant in the amount of \$9,585.10 and authorize the mayor to sign the document on behalf of the City of Bethany. *(Elizabeth Gray, City Manager)*
10. Consideration and possible approval of Change Order No. 2 and Amendment No. 2 to the Construction Contract with Brewer Construction Oklahoma, LLC for ODOC Community Development Block Grant Waterline Project in the deduct amount of \$1,530.00 and authorize the mayor to sign the document on behalf of the City of Bethany. *(Elizabeth Gray, City Manager)*
11. Discussion and possible action on Towerpoint Letter of Intent to acquire rights to leases at water tower. *(Ray Jones, City Attorney)*
12. 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")*.
13. City Attorney's Report.
14. City Manager's Report.
 - A. Financial Report.

15. Mayor and Council Members Comments and Suggestions.

16. Adjourn until January 6, 2026.

BETHANY PUBLIC WORKS AUTHORITY

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1. Consent Docket:

A. Approval of Minutes from the December 2, 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.

C. Approval of Budget Amendment 26-13.

2. Consideration and possible approval of Change Order No. 4 to the Construction Contract for the ARPA Well Field Rehabilitation and Improvements Project in the amount of \$74,750.00 and authorize the mayor to sign the document on behalf of the City of Bethany. *(Elizabeth Gray, City Manager)*

3. Consideration and possible approval of Brewer Construction Oklahoma, LLC Invoice No. 4 in the amount of \$48,648.60 for ODOC Community Development Block Grant Waterline project. *(Elizabeth Gray, City Manager)*

4. Consideration and possible approval of Amendment No. 2 and Change Order No. 1 to Construction Contract with Urban Contractors, LLC for Peniel Avenue Sanitary Sewer Lift Station and Pipe Bursting Improvements for American Rescue Plan Act Grant in the amount of \$9,585.10 and authorize the mayor to sign the document on behalf of the City of Bethany. *(Elizabeth Gray, City Manager)*

5. Consideration and possible approval of Change Order No. 2 and Amendment No. 2 to the Construction Contract with Brewer Construction Oklahoma, LLC for ODOC Community Development Block Grant Waterline Project in the deduct amount of \$1,530.00 and authorize the mayor to sign the document on behalf of the City of Bethany. *(Elizabeth Gray, City Manager)*

6. 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")*.

7. Adjourn until January 6, 2026.

BETHANY HOSPITAL TRUST

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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 January 6, 2026.

BETHANY DEVELOPMENT AUTHORITY

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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 January 6, 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, November 20, 2025, 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

DECEMBER 2, 2025

6:30 P.M.

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

MEMBERS ABSENT: None

OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	Steve Manek	TEIM Design Engineer
	Brett Crecelius	Community Dev. Director
	(See Roster)	

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

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

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

The Invocation was given by Council Member Larsen
The Flag Salute was conducted by Council Member Ford.

ITEM NO. 3 on the agenda was **PRESENTATION BY OKLAHOMA MUNICIPAL LEAGUE ACKNOWLEDGING 25-YEAR SERVICE AWARD HONOREES IN 2024 AND 2025.**

Christian Rhinehart with Oklahoma Municipal League presented awards for 25 years or more of service in municipal service to Jimmy Dillard of Public Works, Kyle Hayes of Communications and City Manager Elizabeth Gray.

ITEM NO. 4 on the agenda was **EXECUTIVE SESSION: CONSIDERATION AND POSSIBLE ACTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE STATUS OF NEGOTIATIONS BETWEEN THE CITY OF BETHANY AND FOP LODGE NO. 161 AS AUTHORIZED BY 25 O.S. SECTION 307 (B) (2). (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Vice-Mayor Plank, seconded by Council Member Triana to move Item 4 and 5 to follow Item 11 on the agenda. Yes votes: Magirowsky, Sandoval, Powell, Larsen, Plank, Smart, Falkner, Triana, Ford. No votes: None. Motion approved.

- A. MOTION TO ENTER EXECUTIVE SESSION.**
- B. MOTION TO EXIT EXECUTIVE SESSION.**

ITEM NO. 5 on the agenda was **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A NEW COLLECTIVE BARGAINING AGREEMENT FOR FY 2026 BETWEEN THE CITY OF BETHANY AND FOP LODGE NO. 161. (ELIZABETH GRAY, CITY MANAGER)**

This item was voted in Item 4 to move and follow Item No.11 and Item 4 on the agenda.

ITEM NO. 6 on the agenda was **CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM THE NOVEMBER 18, 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.**
- C. APPROVAL OF BUDGET AMENDMENT 26-12.**
- D. FINDING OF PROPER NOTICE AND DECLARATION OF DELINQUENCY FOR SEWER AND SANITARY SERVICES LOCATED AT THE FOLLOWING OKLAHOMA CITY ADDRESSES PURSUANT TO BETHANY CODE OF ORDINANCES 50.11 AND POSSIBLE REQUEST BY CITY CLERK TO REMOVE ITEM FROM CONSENT DOCKET FOR A PUBLIC HEARING:**

5905 QUEENS GATE

**8920 SHERINGHAM DR
10721 EASTLAKE DR**

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

ITEM NO. 7 on the agenda was POSSIBLE PUBLIC HEARING ON ITEMS PULLED FROM CONSENT DOCKET FOR DECLARATION OF DELINQUENCY FOR UTILITY SERVICES. (MICHAEL VAUGHN, FINANCE DIRECTOR)

- A. OPEN THE PUBLIC HEARING BY MAJORITY VOTE.**
- B. CALL TO THE INTERESTED PARTY OF THE ADDRESS(ES) ABOUT TERMINATION OF SERVICE.**
- C. CALL TO THE PUBLIC ABOUT TERMINATION OF SERVICE.**
- D. CLOSE THE PUBLIC HEARING BY MAJORITY VOTE. E. DISCUSSION AND POSSIBLE ACTION ON ADDRESSES PULLED FROM CONSENT DOCKET.**

There were no items pulled from the Consent Docket.

ITEM NO. 8 on the agenda was CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1726, A RESOLUTION DECLARING CERTAIN UTILITY CUSTOMER ACCOUNTS DELINQUENT AND AUTHORIZING THE SUBMITTAL OF SAID ACCOUNTS TO OKLAHOMA CITY FOR TERMINATION OF WATER SERVICE. (MICHAEL VAUGHN, FINANCE DIRECTOR)

A motion was made by Council Member Ford, seconded by Vice-Mayor Plank to approve Resolution No. 1726. Yes votes: Magirowsky, Falkner, Sandoval, Powel, Larsen, Plank, Smart, Triana, Ford. No votes: None. Motion approved.

ITEM NO. 9 on the agenda was PUBLIC HEARING ITEM: CONSIDERATION AND POSSIBLE ACTION REGARDING A SPECIAL USE REQUEST FROM MICHAEL MCGARRY, APPLICANT AND PROPERTY OWNER TO BUILD A 1,536 SQUARE-FOOT ACCESSORY STRUCTURE AT 7905 NW 39TH STREET. (ELIZABETH GRAY, CITY MANAGER)

- A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.**
- B. PUBLIC HEARING.**

Jim Falkner- 1830 NW 39th

Community Development Director Brett Crecelius stated that the accessory building is intended to serve as a wood shop for a retired shop teacher.

Applicant Mr. McGarry further explained that the facility would be used as his personal workshop, and he responded to questions from the council members.

C. CONSIDERATION AND POSSIBLE ACTION REGARDING A SPECIAL USE REQUEST FROM MICHAEL MCGARRY, APPLICANT AND PROPERTY OWNER TO BUILD A 1,536 SQUARE-FOOT ACCESSORY STRUCTURE AT 7905 NW 39TH STREET.

A motion was made by Vice-Mayor Plank, seconded by Council Member Falkner to approve the special use request. Yes votes: Ford, Smart, Falkner, Plank, Magirowsky, Sandoval, Powell. No votes: Triana, Larsen. Motion approved.

ITEM NO. 10 on the agenda was PUBLIC HEARING ITEM: CONSIDERATION AND POSSIBLE ACTION REGARDING A PRELIMINARY PLAT REQUEST FROM LOYD SPAUGY, E.I., CRAFTON TULL & ASSOCIATES AND AGENT OF OWNER, MICHAEL LOVE AT NW OF THE INTERSECTION AT N ROCKWELL AVENUE AND NW 36TH STREET AND EAST OF N DIVIS AVENUE. (ELIZABETH GRAY, CITY MANAGER)

A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.

City Manager Gray advised the council that the property is situated behind the Fire Station, in the area where the former ball fields were located.

B. PUBLIC HEARING.

None.

C. CONSIDERATION AND POSSIBLE ACTION REGARDING A PRELIMINARY PLAT REQUEST FROM LOYD SPAUGY, E.I., CRAFTON TULL & ASSOCIATES AND AGENT OF OWNER, MICHAEL LOVE AT NW OF THE INTERSECTION AT N ROCKWELL AVENUE AND NW 36TH STREET AND EAST OF N DIVIS AVENUE.

Michael Love informed the council that this will be 25 duplex units. A total of 50 homes.

A motion was made by Council Member Smart, seconded by Council Member Vice-Mayor Plank to approve the Preliminary Plat Request from Loyd Spaugy, E.I., Crafton Tull & Associates and agent of owner, Michael

Love at NW of the intersection at N. Rockwell Avenue and NW 36th Street and East of N. Divis Avenue. Yes votes: Ford, Smart, Falkner, Sandoval, Larsen, Powell, Triana, Plank, Magirowsky. No votes: None. Motion approved.

ITEM NO. 11 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 ADDRESSED TO THE COUNCIL AS A BODY, AND NOT TO ANY MEMBER THEREOF.)**

None.

ITEM NO. 4 on the agenda was **EXECUTIVE SESSION: CONSIDERATION AND POSSIBLE ACTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE STATUS OF NEGOTIATIONS BETWEEN THE CITY OF BETHANY AND FOP LODGE NO. 161 AS AUTHORIZED BY 25 O.S. SECTION 307 (B) (2). (ELIZABETH GRAY, CITY MANAGER)**

A. MOTION TO ENTER EXECUTIVE SESSION.

A motion was made by Council Member Magirowsky, seconded by Council Member Smart to enter Executive Session at 7:11 p.m. Yes votes: Magirowsky, Sandoval, Powell, Larsen, Plank, Smart, Falkner, Triana, Ford. No votes: None. Motion approved.

B. MOTION TO EXIT EXECUTIVE SESSION.

A motion was made by Council Member Magirowsky, seconded by Council Member Triana to exit Executive Session at 7:27 p.m. Yes votes: Triana, Sandoval, Powell, Larsen, Plank, Smart, Falkner, Magirowsky, Ford. No votes: None. Motion approved.

ITEM NO. 5 on the agenda was **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A NEW COLLECTIVE BARGAINING AGREEMENT FOR FY 2026 BETWEEN THE CITY OF BETHANY AND FOP LODGE NO. 161. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Magirowsky, seconded by Council Member Ford to approve a new Collective Bargaining Agreement for FY 2026 between the City of Bethany and FOP Lodge NO. 161. Yes votes: Falkner, Smart, Plank, Sandoval, Triana, Ford, Powell, Larsen, Magirowsky. No votes: None. Motion approved.

ITEM NO. 12 on the agenda was DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE NO. 2084 AMENDING HEARING PROCEDURES FOR THE BOARD OF ADJUSTMENT. (RAY JONES, CITY ATTORNEY)

- A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.**
- B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2084, ON READING BY TITLE ONLY.**

A motion was made by Council Member Magirowsky, seconded by Council Member Smart to approve Ordinance No. 2084-B &C. Yes votes: Triana, Sandoval, Powell, Magirowsky, Smart, Falkner, Plank, Larsen, Ford. No votes: None. Motion approved.

- C. MOTION TO APPROVE SECTIONS 1-3 OF ORDINANCE NO. 2084.**

This item was approved under B.

ITEM NO. 13 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF AMENDMENT NO. 2 OF THE ENGINEERING CONTRACT BETWEEN THE CITY OF BETHANY AND TEIM DESIGN FOR THE AMERICAN RESCUE PLAN ACT GRANT FOR PENIEL WASTEWATER IMPROVEMENTS PROJECT IN THE DECREASE AMOUNT OF \$44,000.00 AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY. (ELIZABETH GRAY, CITY MANAGER)

A motion was made by Council Member Magirowsky, seconded by Council Member Triana to approve Amendment No. 2 of the engineering contract between the City of Bethany and Tiem Design for the ARPA Grant for Peniel Wastewater Improvements Project in the decrease amount of \$44,000 and authorize the mayor to sign the document on behalf of the City of Bethany. Yes votes: Powell, Triana, Sandoval, Magirowsky, Falkner, Plank, Larsen, Smart, Ford. No votes: None. Motion approved.

ITEM NO. 14 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF ENGINEERING DESIGN CONTRACT BETWEEN THE CITY OF BETHANY AND TEIM DESIGN FOR THE WATER SYSTEM BOOSTER PUMP STATION IMPROVEMENTS PROJECT IN THE AMOUNT OF \$319,000.00 AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY. (ELIZABETH GRAY, CITY MANAGER)

A motion was made by Council Member Smart, seconded by Council Member Magirowsky to approve Engineering Design Contract between the City of Bethany and TEIM Design for the Water System Booster Pump Station Improvements Project in the amount of \$319,000.00 and authorize the mayor to sign the document on behalf of the City of Bethany. Yes votes: Ford, Powell, Magirowsky, Plank, Sandoval, Triana, Falkner, Smart, Larsen. No votes: None. Motion approved.

ITEM NO. 15 on the agenda was **DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF FEES FOR OPEN RECORDS REQUESTS PURSUANT TO 25 O.S. § 24A.5. (RAY JONES, CITY ATTORNEY)**

Attorney Ray Jones explained that he aligned the request with the recent amendments to the Open Records Act.

ITEM NO. 16 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF NOTICE TO CITY CLERK REGARDING 2026 SCHEDULE OF REGULAR MEETINGS OF THE CITY COUNCIL, BETHANY PUBLIC WORKS AUTHORITY, BETHANY HOSPITAL TRUST, BETHANY DEVELOPMENT AUTHORITY, PLANNING & ZONING COMMISSION, BOARD OF ADJUSTMENT, AND BETHANY ECONOMIC DEVELOPMENT AUTHORITY. (ELIZABETH GRAY, CITY MANAGER)**

Mayor Sandoval recommended changing the meeting start time to 7:00 p.m. to accommodate her new role on the Second Century Board, which may create scheduling conflicts on certain Tuesdays.

After considerable discussion, the council recommended that the Vice-Mayor call the meeting to order on Tuesdays when the mayor is delayed, with the mayor joining as soon as possible.

A motion was made and amended by Council Member Smart, seconded by Council Member Ford to approve the calendar of Regular Meeting of the City of Bethany, Bethany Public Works Authority, Bethany Hospital Trust, Bethany Development Authority, Planning & Zoning Commission, Board of Adjustment, and Bethany Economic Development Authority to begin at 6:30 p.m. Yes votes: Smart, Ford, Sandoval, Falkner, Triana, Larsen, Powell, Magirowsky, Plank. No votes: None. Motion approved.

ITEM NO. 17 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL TO AWARD BID FOR THE FIRE DEPARTMENT TRAINING TOWER STRUCTURE AND CONCRETE PAD TO AMERICAN FIRE TRAINING SYSTEMS, INC. IN THE AMOUNT OF \$475,000.00. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Magirowsky, seconded by Council Member Larsen to approve award of the bid for the Fire Department Training Tower Structure and Concrete Pad to American Fire Training Systems, Inc. in the amount of \$475,000.00. Yes votes: Triana, Plank, Magirowsky, Ford, Powell, Larsen, Sandoval, Smart, Falkner. No votes: None. Motion approved.

ITEM NO. 18 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. 19 on the agenda was the **CITY ATTORNEY’S REPORT.**

City Attorney Jones gave a report of his past two weeks’ work.

ITEM NO. 20 on the agenda was the **CITY MANAGER’S REPORT.**

City Manager Gray reported on City Projects and upcoming events of the city and surrounding areas.

ITEM NO. 21 on the agenda was **COUNCIL MEMBERS’ ANNOUNCEMENTS, COMMENTS, AND PROPOSALS.**

Each council member was given the opportunity to comment.

ITEM NO. 22 on the agenda was **ADJOURN UNTIL DECEMBER 16, 2025.**

Mayor Sandoval adjourned the Bethany City Council meeting at 8:03 P.M. until December 16, 2025.

CITYCLERK

MAYOR

BETHANY CITY COUNCIL

From: Michael Vaughn, Finance Director
Date: December 11, 2025
Subject: Claims list for the 12/02/2025 City Council Meeting

GENERAL OPERATIONS FUND

FUND	AMOUNT
General Operations Fund	\$ 136,696.37
Public Safety Fund	\$ 333.00
Capital Improvement Fund	\$ 55,182.44
Federal Grant Fund	\$ 23,139.00
2022A GO Bond	\$ -
Municipal Court Fund	\$ 3,897.47
Cemetery Fund	\$ -
TOTAL	\$ 219,248.28

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 219,248.28
Bethany Public Works Authority	\$ 489,242.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 708,490.93

RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A		NON-DEPARTMENTAL				
26-55459	10-005216	PERDUE BRANDON FIELDER COLLNOV 2025 COLLECTION RPT		12/2025	NOVEMBER 2025	1,399.60
DEPARTMENT TOTAL:						1,399.60
DEPARTMENT: 01.0		MANAGEMENT				
26-54164	10-004660	MOTHER NATURE'S INC.	PEST CONTROL/GOPHER	12/2025	1582543	120.00
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	1,456.59
26-55397	10-005321	AMAZON CAPITAL SERVICES,	INRECEIPT PAPER, BATTERIES,	12/2025	20251120	14.97
26-54731	10-005373	CARD SERVICES/PI	MICROSOFT AZURE/BUSINESS	12/2025	E0300YBSEB	1,112.50
26-54336	10-005519	CRAWFORD & ASSOCIATES, P.C.	AUDIT PREP	12/2025	34649	150.00
26-54544	10-005851	LYTLE, SOULE' & FELTY, P.C.	MONTHLY SVC	12/2025	318637	6,250.00
26-55466	10-005867	ELIZABETH GRAY	MILEAGE	12/2025	20251203	84.98
26-55394	10-006205	GRAFTEC COMMUNICATIONS INC.	BUSINESS CARDS	12/2025	49491	45.00
26-55520	10-1	DAMIEN V. MOORE	OSBI REIMBURSEMENT-MOORE	12/2025	12-9-2025	19.00
26-55521	10-1	KYLER MIZE	OSBI REIMBURSEMENT-MIZE	12/2025	20251209*	19.00
26-55522	10-1	JOSE C. VILLEGAS BEDOLLA	OSBI REIMBUREMENT-VILLEGA	12/2025	20251119*	19.00
26-55523	10-1	JUAN C. MENDEZ LOPEZ	OSBI REIMBURSEMENT-MENDEZ	12/2025	20251209--	19.00
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	338.18
26-55407	10-1196	POSTMASTER	POSTAGE FOR MACHINE	12/2025	JAN 2026 POSTAGE	53.40
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	69.73
26-54140	10-2274	OZARKA WATER COMPANY	MONTHLY RENTAL/WATER	12/2025	41316827	61.84
26-55515	10-2448	MARGARET MCMORROW-LOVE	ATTORNEY SVC	12/2025	NOV 2025 ATTORNEY	1,731.70
26-54237	10-3196	IMAGENET CONSULTING, LLC	LASERFICHE CLOUD/ MIGRA	12/2025	INV1453351	18,198.18
26-54328	10-3196	IMAGENET CONSULTING, LLC	PRINTER UPSTAIRS/DOWN	12/2025	INV1453812	218.20
26-54824	10-3196	IMAGENET CONSULTING, LLC	MANAGED IT	12/2025	INV1470063	9,117.50
26-55321	10-3331	RUCKER MECHANICAL	UNIT 4 NOT HEATING	12/2025	I-80908-1	610.00
26-54735	10-4008	FRANCOTYP-POSTALIA INC	POSTAGE RENT/SOFTWARE	12/2025	RI106885462	31.98
26-54530	10-4310	AMERIFLEX	FSA ADMIN FEE	12/2025	INV930597	180.20
DEPARTMENT TOTAL:						39,920.95
DEPARTMENT: 02.0		FINANCE				
26-55484	10-004418	CNA SURETY, INC.	CLK/TRESURER BOND	12/2025	20260121 MV	450.00
26-55397	10-005321	AMAZON CAPITAL SERVICES,	INRECEIPT PAPER, BATTERIES,	12/2025	20251120	11.24
26-55490	10-006132	ARLEDGE	AUDIT FINAL FY2024	12/2025	52698	800.00
26-55407	10-1196	POSTMASTER	POSTAGE FOR MACHINE	12/2025	JAN 2026 POSTAGE	911.40
26-54735	10-4008	FRANCOTYP-POSTALIA INC	POSTAGE RENT/SOFTWARE	12/2025	RI106885462	15.97
DEPARTMENT TOTAL:						2,188.61

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 03.0 COURT						
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	474.32
26-54283	10-006123	CHRISTOPHER T. STEIN	CITY PROSECUTOR	12/2025	NOV PROSECUTOR	2,618.00
26-54284	10-006144	ROBERT BLACK, PLLC	CITY PROSECUTOR	12/2025	NOV 2025**	1,457.50
26-54981	10-006282	INDRA I. CARRILLO	NOV INTERPRETER	12/2025	NOV. PARTIAL	270.00
26-55398	10-006282	INDRA I. CARRILLO	INTERPRETER	12/2025	NOV. ADDITIONAL	45.00
26-55450	10-006298	WINDOW TINT & GLASS	BUILDING WINDOW TINT	12/2025	14770	1,200.00
26-54099	10-0465	OK DEPT OF PUBLIC SAFETY	OCT 2025 OLETS	12/2025	LET-021027	80.00
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	77.36
26-55407	10-1196	POSTMASTER	POSTAGE FOR MACHINE	12/2025	JAN 2026 POSTAGE	87.90
26-54059	10-2274	OZARKA WATER COMPANY	NOV 2025 WATER	12/2025	41488953	25.94
26-54048	10-3342	JANI-KING OF OKLAHOMA, INC.	DEC 2025 JANITORIAL SERV	12/2025	OKC12250212	640.66
26-54735	10-4008	FRANCOTYP-POSTALIA INC	POSTAGE RENT/SOFTWARE	12/2025	RI106885462	31.98
DEPARTMENT TOTAL:						7,008.66
DEPARTMENT: 04.0 ENGINEERING						
26-54622	10-005900	TEIM DESIGN GROUP, PLLC	MNTHLY ENGINEERING	12/2025	13626	7,695.04
DEPARTMENT TOTAL:						7,695.04
DEPARTMENT: 05.0 POLICE						
26-55358	10-004725	RUCKER ELECTRIC INCORPORATE	WEEKEND DISPATCH BATHROOM	12/2025	81450-1	277.50
26-54447	10-004789	TRADS, INC	MONTHLY USAGE	12/2025	234929-202511-1	100.00
26-54401	10-004912	DIGI GROUP	MONTHLY USAGE FEES	12/2025	IN35609	147.73
26-55234	10-004942	INDUSTRIAL TRUCK EQUIPMENT,	LIFT GATE FOR ACO TRUCK	12/2025	102624	3,971.00
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	2,400.94
26-55467	10-005321	AMAZON CAPITAL SERVICES,	INPRINTER AND TONER	12/2025	6729026	289.97
26-55406	10-005373	CARD SERVICES/P1	Janitorial Supplies	12/2025	20251121	120.58
26-55468	10-005373	CARD SERVICES/P1	JANITORIAL SUPPLIES	12/2025	20251204	230.66
26-54034	10-006044	HOUSE OF MODS LLC	Fleet Repairs	12/2025	5962	2,920.02
26-54765	10-006195	GODFREY'S INDOOR SHOOTING	&CARRIERS 2 NEW EMPLOYEES	12/2025	S1136023	534.54
26-55294	10-0225	GENUINE PARTS	BLOWER MOTOR RESISTER,	12/2025	102144	660.00
26-55427	10-0429	WVP OF OKLAHOMA LLC	RABIES AGREEMENT	12/2025	100-OCT. 2025	225.00
26-54566	10-0465	OK DEPT OF PUBLIC SAFETY	OLETS ACCESS MONTHLY	12/2025	LET-020936	549.00
26-54354	10-1063	OG&E	MNTHLY SVC.	12/2025	20251114	24.40
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	1,010.16
26-55407	10-1196	POSTMASTER	POSTAGE FOR MACHINE	12/2025	JAN 2026 POSTAGE	381.30
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	3,486.34
26-55404	10-2123	HOME DEPOT CREDIT SVCS	WATER	12/2025	021875/6610969	71.84
26-55146	10-2369	STAN'S PLUMBING INC	LOBBY BATHROOM REPAIRS	12/2025	26366	500.00
26-55336	10-2369	STAN'S PLUMBING INC	ANIMAL SHELTER GAS REPAIR	12/2025	26447	450.00
26-54349	10-2442	SUMNERONE, INC.	3 Copier Lease & Usage	12/2025	4470156	120.48
26-55341	10-3098	TS HEAT AND AIR INC	ANIMAL CONTROL TUNE UP	12/2025	49477	267.00
26-55431	10-3098	TS HEAT AND AIR INC	HEATING REPAIR	12/2025	42162158	259.00
26-55143	10-3307	FAST STITCH	GARCIA UNIFORMS	12/2025	16640	206.00
26-54126	10-3342	JANI-KING OF OKLAHOMA, INC.	Monthly Cleaning	12/2025	OKC12250103	1,924.66
26-54735	10-4008	FRANCOTYP-POSTALIA INC	POSTAGE RENT/SOFTWARE	12/2025	RI106885462	31.98
26-54136	10-4388	ISG TECHNOLOGY, LLC	Monthly Billing	12/2025	MSP367114	4,212.55
DEPARTMENT TOTAL:						25,372.65

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 06.0 FIRE						
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	1,318.82
26-55365	10-005321	AMAZON CAPITAL SERVICES,	INVACUUM CLEANER	12/2025	1720204	158.49
26-54453	10-005510	SAMARITAN EMS	AMBULANCE SVC	12/2025	7261	17,989.75
26-55379	10-005992	AEG PETROLEUM	DEF	12/2025	958957	110.00
26-55476	10-006286	BOWEN HEATING & AIR	HVAC REPAIRS	12/2025	917	663.00
26-55449	10-006299	ADEPT LAUNDRY EQUIPMENT	REPAIRS TO DRYER	12/2025	12-2-2025	120.00
26-55413	10-0324	CENTRAL POWER EQUIP. INC	REPAIR PARTS FOR CHAINSAW	12/2025	366252-11-25-2025	54.40
26-55477	10-0883	LOCKE SUPPLY CO.	WATER FILTERS	12/2025	57103455-00	16.00
26-55489	10-1	MATT BISWELL	IAAI CONFERENCE REIMB.	12/2025	20251103	627.43
26-54354	10-1063	OG&E	MNTHLY SVC.	12/2025	20251114	211.12
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	348.50
26-55407	10-1196	POSTMASTER	POSTAGE FOR MACHINE	12/2025	JAN 2026 POSTAGE	25.80
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	1,153.08
26-55478	10-1622	WESTLAKE ACE HARDWARE	ICE MELT AND SUPPLIES	12/2025	3505259	86.31
26-55414	10-3262	NAFECO	REPAIR PARTS FOR PITOT	12/2025	1383772	99.85
DEPARTMENT TOTAL:						22,982.55
DEPARTMENT: 07.0 COMMUNITY DEV						
26-55428	10-006294	MENTALITEA AND COFFEE LLC	DEC 3 YOUTH COUNCIL FOOD	12/2025	000196	218.00
26-55471	10-1069	OKLAHOMA MUNICIPAL LEAGUE	OCEA DUES	12/2025	16196126	100.00
26-55407	10-1196	POSTMASTER	POSTAGE FOR MACHINE	12/2025	JAN 2026 POSTAGE	984.00
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	139.45
26-55369	10-1530	THE TRIBUNE	PUBLICATION	12/2025	20251121	30.00
26-55416	10-1530	THE TRIBUNE	BA 25-09 PUBLICATION	12/2025	20251128	95.64
26-54328	10-3196	IMAGENET CONSULTING, LLC	PRINTER UPSTAIRS/DOWN	12/2025	INV1453812	153.49
26-54735	10-4008	FRANCOTYP-POSTALIA INC	POSTAGE RENT/SOFTWARE	12/2025	RI106885462	31.98
DEPARTMENT TOTAL:						1,752.56
DEPARTMENT: 08.1 PUBLIC WORKS - ADMIN						
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	402.11
26-55344	10-005321	AMAZON CAPITAL SERVICES,	INADMIN COMPUTER-TERESA	12/2025	8745810	222.78
26-55417	10-005321	AMAZON CAPITAL SERVICES,	INCABLES, EXT CORDS,CHARGER	12/2025	4550633	44.15
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	33.89
26-55354	10-005350	FORCE PERSONNEL	TEMP ADMIN HELP	12/2025	85438	630.94
26-55156	10-0130	AMERICAN FIRE & SAFETY	FIRE EXTINGUISHER	12/2025	132519	135.33
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	319.99
26-54735	10-4008	FRANCOTYP-POSTALIA INC	POSTAGE RENT/SOFTWARE	12/2025	RI106885462	31.98
DEPARTMENT TOTAL:						1,821.17

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 08.2 PUBLIC WORKS - STREETS						
26-54003	10-004688	TLS GROUP, INC.	MAINTAGREEMENTSIGNALATION	12/2025	1225-1807	480.00
26-55509	10-004688	TLS GROUP, INC.	NW 39TH AND COUNCIL	12/2025	1866	1,508.00
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	329.53
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	36.48
26-55501	10-005321	AMAZON CAPITAL SERVICES,	INFULL FACE COVERS	12/2025	6362600	17.99
26-55463	10-0482	DOLESE BROS. CO.	PORTLAND CONCRETE	12/2025	MA25009649	486.50
26-55356	10-0694	HASKELL LEMON CONST CO	ASPHALT FOR STREET REPAIR	12/2025	18298	169.40
26-55517	10-1	JAIME CARRERA HERNANDEZ	REFERRAL REWARD-CARRERA	12/2025	20251119	100.00
26-54689	10-1063	OG&E	MONTHLY SVC	12/2025	20251114-	16,273.40
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	1,875.39
26-55510	10-2123	HOME DEPOT CREDIT SVCS	BOARDS SCREWS WOOD STAKES	12/2025	009499/8022966	162.86
26-55361	10-2702	AMERICAN LOGO & SIGNS	STREET SIGN NW 40TH ST	12/2025	34197	65.00
26-55362	10-3003	VANCE BROTHERS, LLC	TACK	12/2025	ZR00023213	220.00
DEPARTMENT TOTAL:						21,724.55
DEPARTMENT: 08.4 PUBLIC WORKS - MAINT						
26-55423	10-005321	AMAZON CAPITAL SERVICES,	INHEATER WASH BARN	12/2025	6995407	194.99
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	10.68
26-55156	10-0130	AMERICAN FIRE & SAFETY	FIRE EXTINGUISHER	12/2025	132519	135.34
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	69.73
DEPARTMENT TOTAL:						410.74
DEPARTMENT: 08.5 PUBLIC WORKS - PARKS						
26-54004	10-0006	A WELDORS SUPPLY	MONTHLYFEESFORWELDING	12/2025	274566	24.00
26-55442	10-004790	HARVEY JANITORIAL SALES	ICE MELT	12/2025	220134	300.50
26-54807	10-005156	COX COMMUNICATIONS INC.	PARKS MNTLY SVC	12/2025	20251130	29.46
26-55417	10-005321	AMAZON CAPITAL SERVICES,	INCABLES, EXT CORDS,CHARGER	12/2025	4550633	89.11
26-55429	10-005321	AMAZON CAPITAL SERVICES,	INWATER FOUNTAIN	12/2025	7681042	764.99
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	131.90
26-55446	10-005321	AMAZON CAPITAL SERVICES,	INTOOL BOX & LAVA SOAP	12/2025	6585047	14.50
26-55501	10-005321	AMAZON CAPITAL SERVICES,	INFULL FACE COVERS	12/2025	6362600	17.99
26-55447	10-0225	GENUINE PARTS	HOSE A/C UNIT #55	12/2025	103838	122.72
26-55400	10-0324	CENTRAL POWER EQUIP. INC	CHAINS FOR CHAINSAW	12/2025	366177	36.00
26-55470	10-0324	CENTRAL POWER EQUIP. INC	CHAINS FOR POLE SAW	12/2025	366391	50.00
26-55504	10-0609	BOBCAT OF OKLAHOMA CITY	HOUSING SPINDLE FOR MOWER	12/2025	P19553	60.53
26-55353	10-0668	HAYES ELECTRIC	LIGHTS CENTER MEDIAN	12/2025	84782	383.19
26-55496	10-0883	LOCKE SUPPLY CO.	REPLAMENT BULBS FOR ADMIN	12/2025	57122065-00	9.04
26-55519	10-1	JOSE G. AVILA	REFERRAL REWARD-AVILA	12/2025	20251209	100.00
26-54354	10-1063	OG&E	MNTHLY SVC.	12/2025	20251114	558.60
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	37.93
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	577.47
26-55395	10-1622	WESTLAKE ACE HARDWARE	BRACKET AND HARDWARE	12/2025	3505227	57.52
26-55401	10-1622	WESTLAKE ACE HARDWARE	CONCRETE	12/2025	3505230	5.99
26-55411	10-1622	WESTLAKE ACE HARDWARE	MARKING PAINT	12/2025	3505237	23.98
26-55441	10-1622	WESTLAKE ACE HARDWARE	SINK DRAIN ROD, CLIPS	12/2025	3505248	31.76
26-55474	10-1622	WESTLAKE ACE HARDWARE	EXT CORD COUPLING	12/2025	3505214	96.06

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 08.5		PUBLIC WORKS - PARKS				
26-55385	10-2123	HOME DEPOT CREDIT SVCS	WOOD FOR RIPPER/ ALL ABIL	12/2025	019504/8021021	104.64
26-55455	10-2123	HOME DEPOT CREDIT SVCS	MULCH	12/2025	003730/4022395	436.41
26-55424	10-3331	RUCKER MECHANICAL	HEATER IN NORTH PARK BLDG	12/2025	I-81735-1	355.00
DEPARTMENT TOTAL:						4,419.29
FUND TOTAL:						136,696.37

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
26-55420	10-005373	CARD SERVICES/P1	ANNUAL DINNER SUPPLIES	12/2025	20251126	333.00
DEPARTMENT TOTAL:						333.00
FUND TOTAL:						333.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0		PROJECTS >\$25,000				
26-54461	10-005900	TEIM DESIGN GROUP, PLLC	CDBG WATERLINE	12/2025	13625	1,723.84
26-55386	10-005900	TEIM DESIGN GROUP, PLLC	SHANNON LIFT STATION	12/2025	13623	4,810.00
26-54245	10-006199	BREWER CONSTRUCTION	OKLAHOMCDBG WATERLINE	12/2025	INVOICE #4-	48,648.60
DEPARTMENT TOTAL:						55,182.44
FUND TOTAL:						55,182.44

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
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DEPARTMENT: 40.0		Sewer Project				
26-55347	10-005900	TEIM DESIGN GROUP, PLLC	ARPA PENIEL SEWER	12/2025	13622	23,139.00
DEPARTMENT TOTAL:						23,139.00
FUND TOTAL:						23,139.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A		NON-DEPARTMENTAL				
26-55456	10-1869	CLEET	NOV 2025 CLEET REPORT	12/2025	NOV 2025	1,395.00
26-55457	10-1970	OSBI	NOV 2025 AFIS REPORT	12/2025	NOV 2025-	1,273.00
26-55458	10-1970	OSBI	NOV 2025 FORENSIC RPT	12/2025	NOV 2025*	1,219.47
26-55460	10-4235	OKLA BUREAU OF NARCOTICS	NOV 2025 OBN REPORT	12/2025	NOVEMBER 2025-	10.00
DEPARTMENT TOTAL:						3,897.47
FUND TOTAL:						3,897.47
GRAND TOTAL:						708,490.93

BETHANY CITY COUNCIL

From: Robert Ray Jones, Jr.
Date: December 10, 2025
Subject: Consider a request by Box Law Group, LLC, Applicant, and Leonel Hernandez, Property Owner, to rezone 3312 N. Council Road from R-1 Residential One Family, to C-G Commercial General.

BACKGROUND

The applicant is requesting rezone of the property located at 3312 N Council Rd. Ave. From R-1 (Residential One Family) to C-G (Commercial General). The parcel is bordered by R-1 (Single Family Residential) to the North, South, East, and West. The Planning and Zoning Commission recommended approval, but it was a split vote. See, minutes.

The comprehensive plan states in relevant part with regard to Council Road:

AREAS OF TRANSITION. Council Road and Rockwell Avenue are four-lane north-south corridors that extend beyond Bethany’s borders and connect the City to more active commercial hubs along major freeway interchanges. OKC has slated Council Road for major infrastructural upgrades that will need to be carried through Bethany in the future. As wider corridors that carry commercial traffic, both Council and Rockwell are moving away from single-family residential uses towards a mix of commercial and residential uses. [Chapter 5, Bethany Innovates, page 34]

MIXED USE DISTRICTS. There are six specific areas in Bethany where future mixed-use development should be focused in districts. The criteria for each area are varied and are further explained on the following pages. In general, the criteria are built from the key assets, which include: existing zoning, existing sales tax, areas in transition, and areas with identified potential development sites. The specific areas targeted for mixed use districts can be seen in Figure 5-2 include: ...Council Road from 20th Street to 36th Street. [Chapter 5, Bethany Innovates, page 37]

GENERAL OBJECTIVES. The overall mixed-use district approach has many overarching “general” objectives for helping Bethany move in a more fiscally sound direction. Below is a list of those objectives: • Cultivate an entrepreneurial environment that fosters a diverse and growing local economy and community. • Create a vibrant atmosphere through a critical mass of retail, restaurants and other specialty shops. • Offer quality experiences for dining, shopping, living and working. • Expand the diversity of retail-based community services. • Develop distinct, walkable mixed-use districts for the various commercial areas throughout town. • Allow for mixed use residential infill development along all commercial corridors. • Create gateways that are both monumental and secondary to help give presence along key corridors. [Chapter 5, Bethany Innovates, page 37]

MIXED USE POTENTIAL. Even more so than the transformation of 23rd Street, a Council Road mixed-use district will take years to transform into a pedestrian-friendly, mixed use residential corridor. However, without proper zoning amendments to allow for a mix of uses including commercial and “middle” housing types, there is little incentive in the current code to incentivize potential developers to build such a district.

DESIRED DEVELOPMENT CHARACTER. The long-term vision for Council Road includes a walkable mixed-use district of commercial and residential uses with connected walkways and “middle” housing types. These housing types could be vertical mixed use, 2 to 3-story live-work units, townhomes, condominiums with ground floor commercial and upper floor residential and office space.

PROPOSED ACTIONS.

- Action Item 38: Designate a Mixed-Use District along Council Road. Identifying a clear district boundary along Council Road sends a signal that will foster a collective vision for action in the area.
- Action Item 39: Amend current zoning along the corridor to allow a mix of commercial and residential uses. [Chapter 5, Bethany Innovates, page 44]

OBSERVATIONS:

- Neither action item designated by the Comprehensive Plan has been recommended or explored by the Planning and Zoning Commission or the City Council. Currently, the Planning and Zoning Commission is exploring proposed actions with respect to Rockwell near Wiley Post. See, [Chapter 5, Bethany Innovates, page 46]

§ 158.023.04 MIXED-USE DISTRICT (MUD).

The intent of the Mixed-Use District (MUD) is to create opportunities to increase development intensity within targeted area. Shifting from more traditional neighborhoods toward a mix of commercial and residential uses, Mixed-Use Districts define the uses of land and character of the improvements to promote compatibility between residential and nonresidential uses. These districts also are intended to encourage redevelopment of underutilized parcels and infill development. The mixed-use districts specifically are intended to:

- (1) Concentrate higher-density residential development, commercial and office employment efficiently in and around the major interchanges, employment centers, and other designated centers of activity;
- (2) Encourage mixed-use in a broad sense by promoting urban, suburban and village development that blends a combination of residential, commercial, cultural, institutional or industrial uses whose functions are physically integrated and provide both vehicular and pedestrian connectivity;
- (3) Introduce **new housing types** geared to attract what Chapter 4 of the City of Bethany Comprehensive Plan refers to as the "missing middle" households;
- (4) Expand commercial space capacity; and

(5) Ensure that development in mixed-use areas is of high quality and provides walkable, livable, vibrant environments, which provide interest through use of varied forms, materials, details, and colors, especially at the ground floor and second story.

TASK FOR COUNCIL

Decide whether the requested zoning change is consistent with the comprehensive plan regarding Council Road.

RECOMMENDATION

1. None.



ADDITIONAL COMMENTS

ORDINANCE NO. 2085

AN ORDINANCE AMENDING THE ZONING ORDINANCES, MAP, AND COMPREHENSIVE PLAN OF THE CITY OF BETHANY, OKLAHOMA, BY INCLUDING IN C-G, COMMERCIAL GENERAL, THE PROPERTY LOCATED AT 3312 N. COUNCIL ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) 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 North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve(12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

is hereby included in, added to, and made part of the district set aside for C-G, Commercial General, 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 Dec. 4, 2025, and the Bethany City Council on the Dec. 16, 2025, and was duly adopted and approved by the Mayor and City Council of the City of Bethany on the 16th Day of December, 2025, 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 _____, 2025.

CITY ATTORNEY

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
DECEMBER 4, 2025

MEMBERS PRESENT:

Justin Peck, Chair
James Clemmer, Vice-Chair
Robert Helton
Steve Marx
Arvel Williams

MEMBERS ABSENT:

Jennifer Edmonson
Ron Crouch

STAFF PRESENT:

Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Raquelynn 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 Wednesday, November 26, 2025 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Steve Marx, seconded by Arvel Williams to approve the November 20, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

ITEM 1: PC 25-24

Consider a request from Box Law Group, LLC, Applicant, and Leonel Hernandez, Property Owner, to rezone 3312 N. Council Rd. from R-1, Residential One Family, to C-G, Commercial General.

LEGAL DESCRIPTION: The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma. *(Item to be heard by the Bethany City Council on the 16th of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)*

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to rezone 3312 N. Council Rd. from R-1, Single Family to C-G, Commercial General. He summarized the zoning of the surrounding properties. The comprehensive plan does designate this area suitable for commercial and mixed-use development. 3312 N. Council Rd. is primarily surrounded by R-1, Single Family. Applicant would like to rezone the property for office development.

Austin Hamm with Box Law Group LLC was present representing Leonel Hernandez, Applicant. Mr. Hamm spoke to the Planning and Zoning Commission and requested approval of the C-G, Commercial General zoning.

Ms. Bingham, resident of 3309 N. Elm Pl. spoke against the rezoning request. For the past year and a half, the owners have been operating property as a commercial business with large utility trucks going back and forth (which recently stopped). One of their sheds fell over into our yard and the fence broke. Ms. Bingham asked if there are any restrictions on hours of business, fencing to buffer from residential areas, noise, and heavy equipment.

Mr. Erwin, resident of 3401 N. Elm Pl. spoke against the rezoning request. The owner has been operating a business with commercial vehicles until recently Code Enforcement put a stop to business.

Commissioner Marx asked about buffering between residential and commercial.

Brett Crecelius, Comm. Dev. Director stated applicants would have to put up an eight-foot fence with 95% or greater opacity around all sizes of property that abuts R-1, Single Family lots if C-G, Commercial General rezoning request is approved.

Commissioner Williams mentioned the site plan shows three buildings on site. Do we have any idea if those buildings will be used as offices?

Brett Crecelius, Comm. Dev. Director explained that it will come into play when the applicant comes in for a building permit and has to meet all our ordinances for that (site plan).

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 3312 N. Council Rd. from R-1, Single Family to C-G, Commercial General. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

ITEM 2: PC 25-25

Discussion and possible action for an ordinance 150.096 to correct insurance requirements.

ACTION: Brett Crecelius, Comm. Dev. Director presented staff report

Motion was made by Robert Helton, seconded by James Clemmer to approve the correction of the amount from \$100,000,000 to \$1,000,000. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5- 0.

ITEM 3: PC 25-12

Comprehensive Plan Review - Rockwell Zoning Discussion.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report. Our attorney brought forward our old ordinance we discussed about cascading uses. Identifying that maybe there is C-O or C-G that could be

City of Bethany
Planning & Zoning Staff Report
December 4th, 2025

CASE NO: PC 25-24

Request: Consider a request from Box Law Group, LLC, Applicant, and Leonel Hernandez, Property Owner, to rezone 3312 N. Council Rd. from R-1, Residential One Family, to C-G, Commercial General.

Legal Description: The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

Current Zoning: Residential One Family, (R-1)

Proposed Zoning: Commercial general (C-G)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Residential One Family)
South	R-1 (Residential One Family)
East	R-1 (Residential One Family)
West	R-1 (Residential One Family)

Table 1

Zoning Characteristics

	R-1	C-G
Lot area (minimum)	6,000 square feet	None
Lot Coverage (Maximum)	NA	35%
Height (Maximum)	35 Feet or 2 ½ Stories	90 feet
Setbacks	Side Interior Lots (minimum) 10 feet one side, 5 feet on the other	Side Interior Lots (minimum) None
<i>Side</i>		
<i>Rear</i>	Rear (minimum) 20 Feet	Rear (minimum) 20 feet
<i>Front</i>	Front (minimum) 25 feet	Front (minimum) 25 feet

Table 2

Background:

The applicant is requesting rezone of the property located at 3312 N Council Rd. Ave. From R-1 (Residential One Family) to C-G (Commercial General). The parcel is bordered by R-1 (Single Family Residential) to the North, South, East, and West.

Analysis:

The site encompasses 52,272 sq. ft. (1.20 acres). The applicant is requesting a rezone to Commercial General to allow for office development. In their application, they noted that they will comply with all Code requirements and stated that “the proposed development will consist of offices, which are generally low-traffic, low-intensity uses, making it a compatible use given the adjoining land uses”. The summary of zoning districts notes that the Commercial General district should not be located in areas that may disrupt the internal stability of nearby residential areas. Although this site is adjacent to Single-Family Residential, it fronts Council Rd., a high-traffic corridor. Additionally, the comprehensive plan designates this corridor as suitable for commercial and mixed-use development. For the long-term vision for Council Road includes a walkable mixed use district of commercial and residential uses with connected walkways and “middle” housing types.

There is an existing Mixed Use (MUD) zoning located south of the site along Council Rd., though it does not directly abut the property. To the north, closer to Overholser Elementary School, there is an existing Commercial General (C-G) parcel. Adjacent to the southwest of the property is R-2 zoning, which includes several duplexes on the west side of Council Rd. Additionally, further west along Council Rd., there are two Commercial Restricted (C-R) parcels. This reflects that a combination of zoning districts is already established along Council Rd.

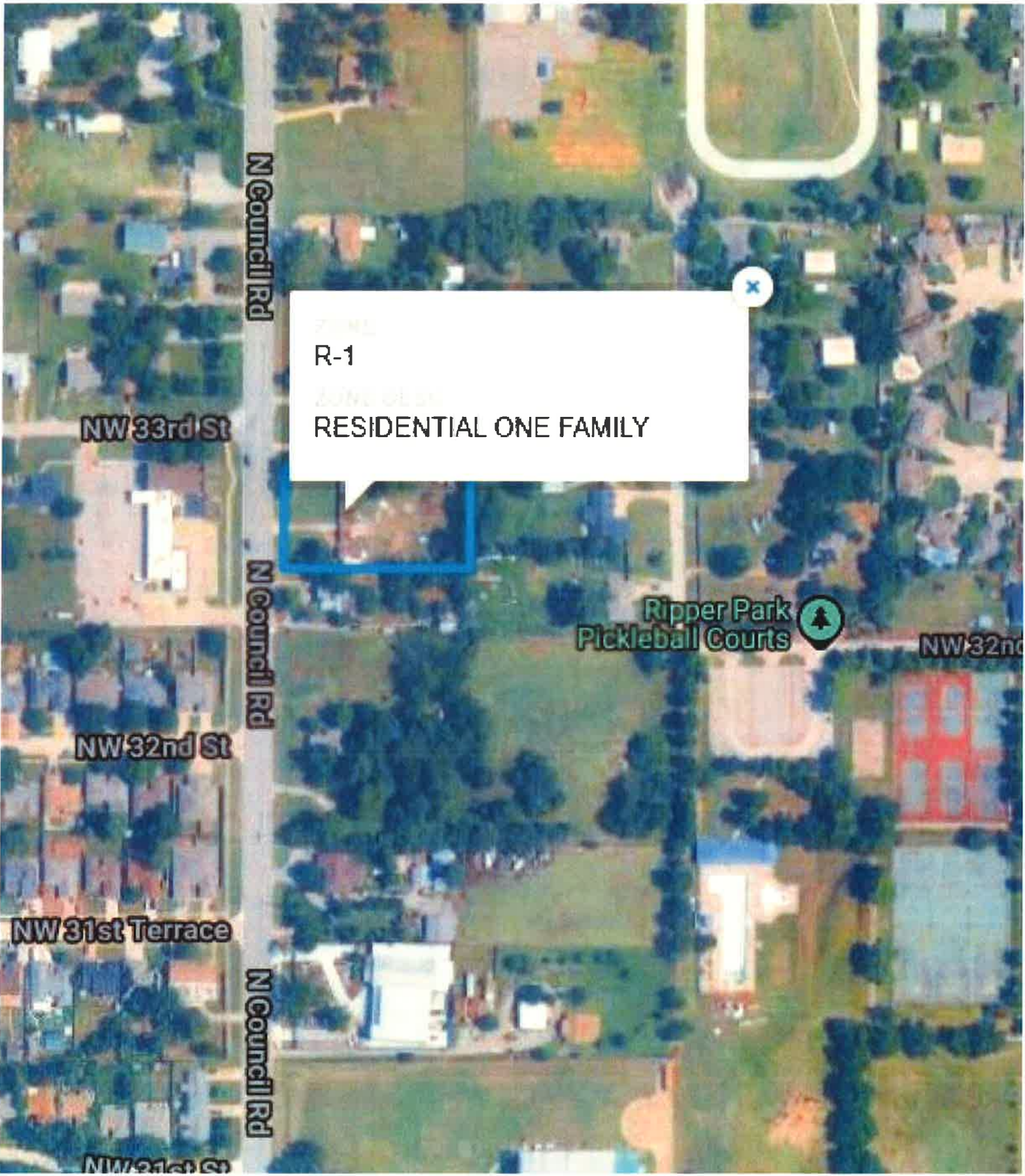
The proposed rezone aligns with the goals of the Comprehensive Plan, which designates Council Rd. north of NW 23rd as a mixed-use corridor. This reflects broader development trends in the metro and supports the plan’s intention to encourage office and professional-services-based commercial development along this segment of Council Rd.

* If the property is rezoned, any new businesses or building modifications will be required to come before the city for review and approval to ensure compliance with zoning, permitted uses, and building requirements.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant’s request for a rezone that would allow the property to be rezoned from R-1 to G-G.

Attachments:

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



7742
R-1
ZONE 0151
RESIDENTIAL ONE FAMILY

N Council Rd

NW 33rd St

N Council Rd

NW 32nd St

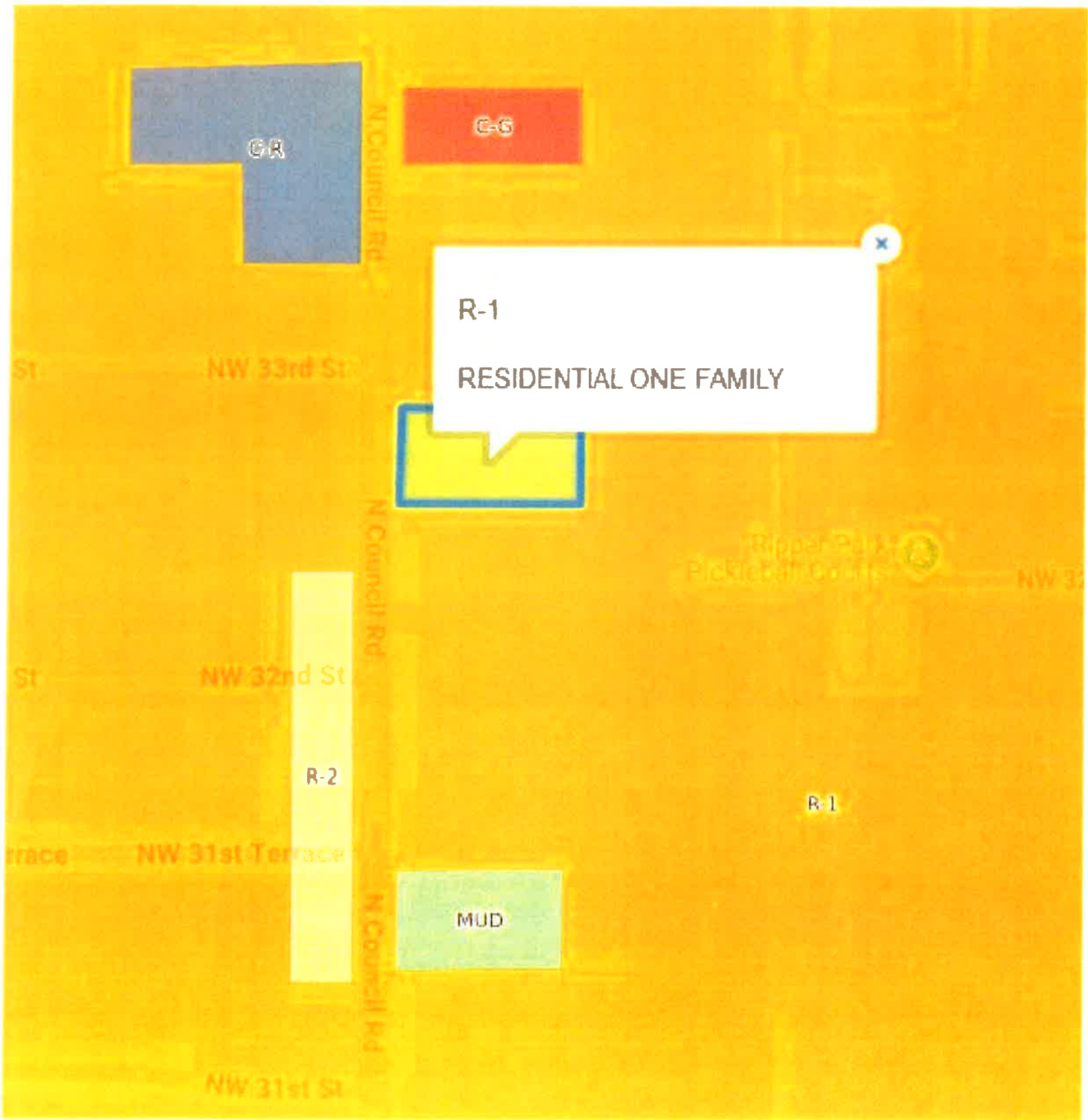
NW 31st Terrace

N Council Rd

NW 31st St

Ripper Park
Pickleball Courts

NW 32nd St



ER

E-G

R-1

RESIDENTIAL ONE FAMILY

R-2

MUD

R-1

NW 33rd St

NW 32nd St

NW 31st Terrace

NW 31st St

N Council Rd

N Council Rd

N Council Rd

Ripper Park
Pickleball Courts

NW 31st St



City of Bethany

A great place to live, work, shop, and grow a business!

PACKET A

REZONING PROCEDURE

1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of all current zoning districts and a brief description of each is attached to this packet.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. The Planning Staff will make sure your application is complete, and will calculate your filing fee according to the following schedule. Notice fee for public hearing - **\$150.00**. Agricultural rezoning - **\$438.00**; R-1 rezoning - **\$625.00 + \$13/ac**; R-2 rezoning - **\$813.00 + \$13/ac**; R-M rezoning - **\$1,000.00 + \$13/ac**; C-O and C-R rezoning - **\$625.00 + \$13/ac**; C-G, C-H, E-I and I-L rezoning - **\$875.00 + \$13/ac**; I-H rezoning - **\$1,250.00 + \$13/ac**; PUD rezoning - **\$1,500.00 + \$19/ac**.
5. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
6. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request.
7. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
9. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the City Council.
10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.
12. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.

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: Box Law Group, PLLC, on behalf of Applicant Phone#: (405) 652-0099
Address: 525 NW 11th St., Ste. 205
2. Record Property Owner(s): Leonel Hernandez Phone#: (405) 413-9287
Address: 3312 N Council Rd.
3. Request rezoning from: R-1 Residential One Family
To: C-G Commercial General
4. Street address or location: 3312 N Council Rd.
5. Legal description (attach if necessary): Included with application.

6. Area of property (sq. ft.): 52,272 sf MOL
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: David Box
Signature of Property Owner: See attached Letter of Authorization.

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

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

Please see the attached site plan. The subject property is approximately 1.2 acres and is located between
NW 36th St. and NW 30th St.

Present Designation: R-1

Requested to be changed to: C-G

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 rezoning request is compatible with the zoning and uses of the surrounding area. The property located in the southwest corner of NW 30th St. and N Council Rd. is zoned C-G, the property to the south of the subject property along N Council Rd. is zoned MUD (mixed-use development), and there are multiple properties to the north of the subject property zoned C-R and C-G. The proposed development will consist of offices, which are generally low traffic, low-intensity uses, making it a compatible use given the adjoining land uses. All Code requirements will be adhered to.

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

Applicant: Box Law Group, PLLC, on behalf of Applicant

Address: 525 NW 11th St., Ste. 205

Phone: (405) 652-0099

Signature: _____

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;

2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;

3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;

4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;

5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan.
2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.
3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.
4. Achieve a continuity of function and design within the development and in relation to surrounding areas.
5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.
6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate.
6. MHP Mobile Home Park. This is a residential district to be occupied by mobile homes;
7. C-0 Commercial Office. The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereinafter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;
8. C-R Commercial Restricted. This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.
9. C-G Commercial General. Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will affect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

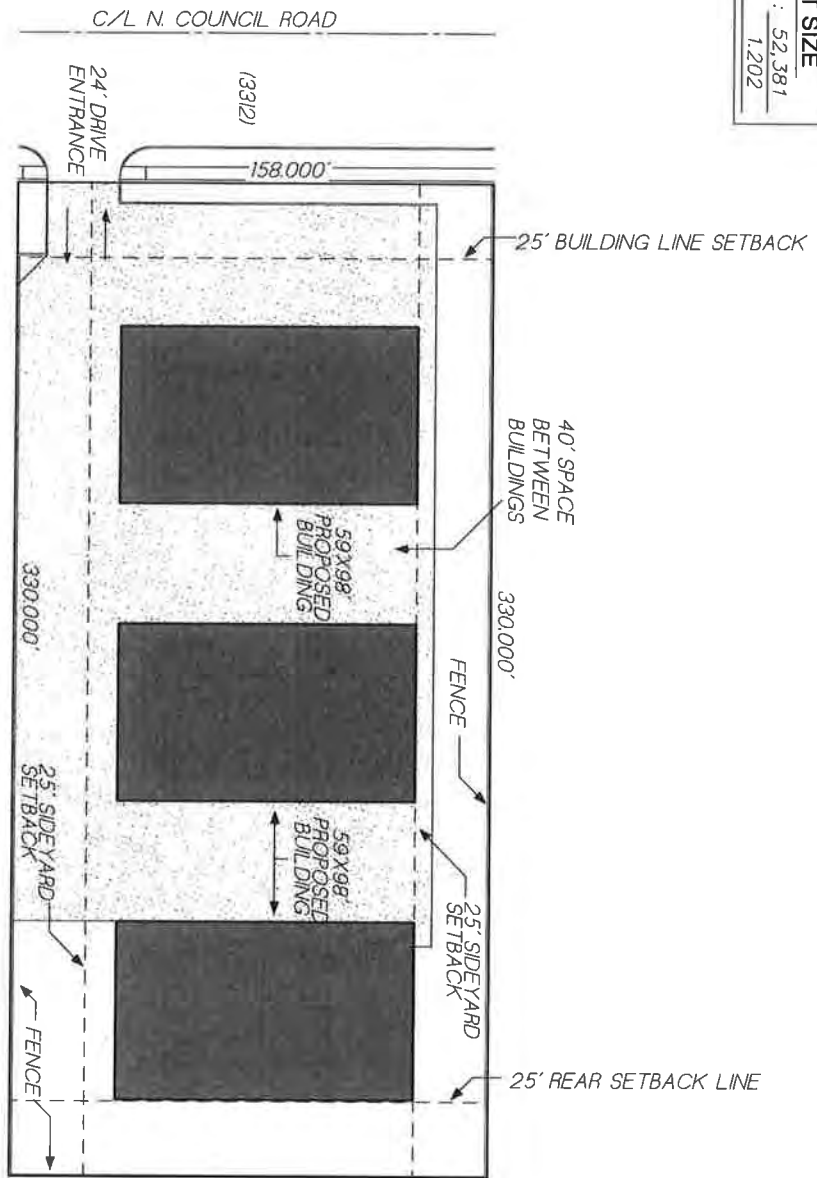
12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.)

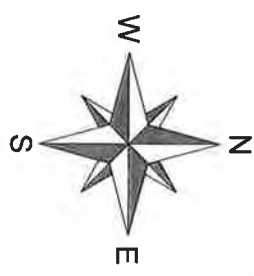
LOT SIZE
 SQ. FT. : 52,381
 ACRE : 1.202



LEGAL DESCRIPTION:
 UNPLTD PT OF NW4 SEC 20 12N 4W N158FT OF S264FT OF W330FT OF SW4 OF NW4 OF NW4



PERRY HOUSE PLANS
 4821 N.W. 36th
 Oklahoma City, OK 73122
 (405) 789-6373
 www.perryhouseplans.com



SCALE: 1"=40'-0"

ADDITION TO
 BETHANY, OKLA. COUNTY, OKLA.
BUILDER
LEONEL HERNANDEZ

PLAN NO. : TBD
DATE : 9/23/2026
DRAWN BY : BILLY



EXEMPT DOC STAMPS TAX OS
TITLE 68, ARTICLE 32
SECTION 3202, PARAGRAPH 4

Recording requested by: Hortencia Escalera Martinez
When recorded, mail to:
Name: Jorge Gamboa
Address: 6405 N Meridian Ave
City/State/Zip: Oklahoma City, OK 73116

Space above reserved for use by Recorder's Office
Document prepared by:
Name: Jorge Gamboa
Address: 6405 N Meridian ave
City/State/Zip: Oklahoma City, OK 73116
Phone/Cell: 405-204-6170

Property Tax Parcel/Account Number: R173785400

Warranty Deed

(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Hortencia Escalera Martinez and J Jesus De Lara Hernandez, husband and wife**, party of the first part, in consideration of the sum of *****TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, do hereby grant, bargain, sell, and convey unto

Leonel Hernandez, a married man

Property Address 3312 N Council Rd Bethany, OK 73008

Parties of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

The North 158 Feet of the South 264 Feet of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by parties of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns, forever, free, clear, and this charged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

WJ

4

Dated: 7/17/24

Dated: 7/17/24

[Signature]
Signature of Grantor

Jesus de Lara H.
Signature of Grantor

State of Oklahoma County of Oklahoma.

On July 17, 2024, the Grantor, **Hortencia Escalera Martinez and J Jesus De Lara Hernandez**, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,
In and for the County of Oklahoma, State of Oklahoma
My commission expires: **February 01, 2027**
Send all tax statements to Grantee.



UNOFFICIAL

OAG 2023-1 - INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)
)
) ss.
COUNTY OF Oklahoma)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Leonel Hernandez
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein

2. I am:

a citizen of the United States; or

not a citizen of the United States, but an alien who is or who shall become a bona fide resident of the State of Oklahoma.

3. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").

4. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

OAG 2023-1 - INDIVIDUAL

5. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

6. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

7. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT

7/17/2024
Date

The foregoing instrument was acknowledged before me this 31 day of January, 2024, by Leonel Hernandez.

[Signature]
NOTARY PUBLIC

My Commission Expires: February 01, 2027

My Commission Number: 230011581



LETTER OF AUTHORIZATION

I, Leonel Hernández or,
Property Owner of Record

Agent of the Property Owner of Record and Title authorize,

Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

Leonel Hernandez
Type/Print Name

Title: Owner
Manager / Proprietor

Date: 10-8-2025
MM/DD/YYYY

CITY OF BETHANY

405-789-2146

**** REPRINT RECEIPT****

REC#: 01385449

11/07/2025

10:11 AM

OPER: kp

TERM: 013

REF#: 6232

ACCT #: XXXX-XXXX-XXXX-6232

AUTH #: 291784

TRAN #: 000009161624

TYPE: PURCHASE

APP NAME: Debit

ENTRY MODE: CHIP

AMOUNT USD\$ 1,038.00

EMV DETAILS:

AC: AA377993F9C6A53C

AID: A0000000042203

ATC: 002C

ClientTxnId: 8509fdd2-883e-4e91-8e13-164a1e094029

TST: 6800

TVR: 8000088000

Workstation: 013

TRAN: 540.0000 COMM DEV RECEIPTS
LEONEL HERNANDEZ-3312 N COUNCI
REZONING APPLICATION
010-39010
MISCELLANEOUS REVEN 1,038.00CR

TENDERED: 1,038.00

APPLIED: 1,038.00- CREDIT CARD

CHANGE: 0.00

*** BULK TRASH PICKUP COMING UP!***
SEPTEMBER 29TH, 2025. CITY CREWS WILL
START ON THE SOUTH AND WORK THEIR WAY UP
NORTH OF BETHANY.

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R173785400** 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.

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Radius Report

filed in the office of the County Assessor
on the 5th day of November, 2025

Given under my hand and official seal this
5th day of November, 2025

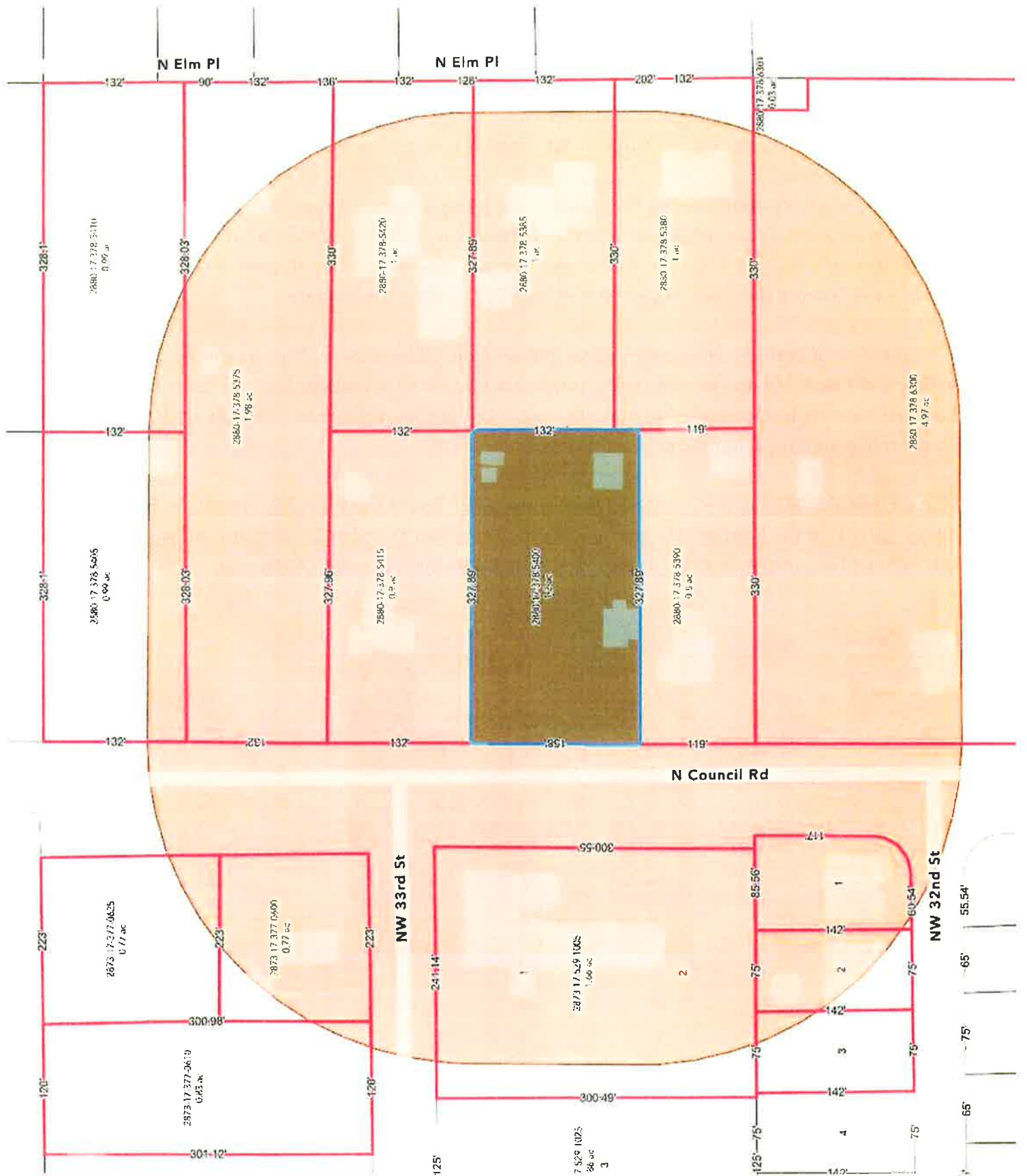
County Assessor
D. Hamby Deputy

Oklahoma County Assessor's
300R Radlus Report
11/5/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R173785375	BSR LLC			4920 NW 31ST ST	OKLAHOMA CITY	OK	73122	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT NW4 SEC 20 12N 4W BEG 132FT S OF NW/C SW4 NW4 NW4 TH E656.06FT S132FT W655.92FT N132FT TO BEG	3421 N ELM PL BETHANY
R173770610	GARCIA LORENA EDITH DIAZ	ESCOBAR SALVADOR GUERRERO		12600 SW 15TH ST	YUKON	OK	73069-7014	UNPLTD PT SEC 19 12N 4W	0	0	UNPLTD PT NE4 SEC 19 12N 4W BEG 661.12FT S & 223FT W OF NE/C OF NE4 TH S300.98FT W120FT N301.12FT E120FT TO BEG AKA LOT 2 SIMOKLA	9005 NW 33RD ST BETHANY
R173770625	VELASCO JORGE ALEJANDRO GUTIERREZ	GUTIERREZ CRISTINA		2813 N DIVIS AVE	BETHANY	OK	73008	UNPLTD PT SEC 19 12N 4W	0	0	UNPLTD PT NE4 SEC 19 12N 4W BEING ALL E223FT OF N/2 OF S/2 OF NE4 OF NE4	3409 N COUNCIL RD BETHANY
R173785405	DESHIELDS HAROLD LEROY JR	COLLINS TEENA GAYE		3410 N COUNCIL RD	BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W BEG AT NW/C OF SW4 OF NW4 OF NW4 TH E328.10FT S132FT E328.10FT S132FT W328.03FT N132FT TO BEG	0	0	UNPLTD PT SEC 20 12N 4W 000 000	3410 N COUNCIL RD BETHANY
R173785410	HORTON LOUISE RUTH	SHOUP LAURA ALMA		3421 N ELM PL	BETHANY	OK	73008-3654	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT OF NW4 SEC 20 12N 4W BEG 328.10FT E OF NW/C OF SW4 OF NW4 OF NW4 TH E328.10FT S132FT W328.03FT N132FT TO BEG	3525 ELM PL BETHANY
R173785390	AMBRIZ PATRICIA A & FREDERICO M			3310 N COUNCIL RD	BETHANY	OK	73008-4306	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W S119FT OF PT OF NW4 SEC 20 12N 4W OF NW4 EX W330FT OF SW4 OF NW4 OF NW4 EX N131FT	3310 N COUNCIL RD BETHANY
R173785380	DAVENPORT BRANDON LEE TRS	SPRINGS SHADOW LIV TRUST		3305 N ELM PL	BETHANY	OK	73008-3670	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT NW4 SEC 20 12N 4W E330FT OF S132FT SW4 NW4 NW4	3305 N ELM PL BETHANY
R173785385	BINGHAM DAVID A			3309 N ELM PL	BETHANY	OK	73008-3670	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W E330FT OF N132FT OF S264FT OF SW4 OF NW4 OF NW4 CONT 1ACR MORE OR LESS	3309 N ELM PL BETHANY
R173785400	HERNANDEZ LEONEL			3312 N COUNCIL RD	BETHANY	OK	73008-4306	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT OF NW4 SEC 20 12N 4W N158FT OF S264FT OF W330FT OF SW4 OF NW4 OF NW4	3312 N COUNCIL RD BETHANY
R175291095	PASSION CHURCH INC			3301 N COUNCIL RD	BETHANY	OK	73008	SIMPSON ACRES	0	0	SIMPSON ACRES 000 000 LOTS 1 & 2	3301 N COUNCIL RD BETHANY
R173785420	ERWIN THOMAS S			3401 N ELM PL	BETHANY	OK	73008-3654	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W BEG 264FT S & 327.98FT E OF NW/C SW4 NW4 NW4 TH E327.98FT S132FT W327.89FT N132FT TO BEG SUBJ TO ESMTS OF RECORD	3401 N ELM PL BETHANY

Oklahoma County Assessor's
300ft Radius Report
11/5/2025

R173785415	GOMEZ ZULEYDA M MORA	REYES WALTER ALEXANDER				BETHANY	OK	73008-3504	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W BEG 264FTS OF NW/C SW4 NW4 NW4 TH E327.96FT S132FT W327.89FT N132FT 0 TO BEG SUBJ TO ESMTS OF RECORD	3400 N COUNCIL RD BETHANY
R173770600	CLEAR WATER PROPERTIES LLC				OKLAHOMA CITY	OK	73128	UNPLTD PT SEC 19 12N 4W	0	0	UNPLTD PT SEC 19 12N 4W 000 000 PT NE4 SEC 19 12N 4W E223FT OF S 1/2 OF N 1/2 OF S 1/2 OF NE4 OF NE4 AKAS 1/2 LOT 1 SIMOKLA UNREC	3401 N COUNCIL RD BETHANY	
R148301020	HOLDEN VICTOR BUSHLACK	MILES BRIDGETTE			BETHANY	OK	73008-4349	BRENTMARK VI	1	3	BRENTMARK VI 001 003	8011 NW 32ND ST BETHANY	
R148301010	JENNIFER				BETHANY	OK	73008	BRENTMARK VI	1	2	BRENTMARK VI 001 002	8007 NW 32ND ST BETHANY	
R148301000	TAGGART KURTIS				M/CLOUD	OK	74851	BRENTMARK VI	1	1	BRENTMARK VI 001 001	8001 NW 32ND ST BETHANY	
R173786300	STORY JENNIFER L				BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT NW4 SEC 20 12N 4W N 1/2 NW4 SW4 NW4 EXA TR IN NE/C 50FT N&S BY 30FT E&W PLUS BEG 8FT E OF SW/C NW4 NE4 SW4 NW4 SD SEC TH W8FT N280.61FT E10.05FT 0 SLY TO BEG	3300 N COUNCIL RD BETHANY	



NOTICE OF PUBLIC HEARING

On December 4, 2025, 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 from Box Law Group, LLC, Applicant, and Leonel Hernandez, Property Owner, to rezone 3312 N. Council Rd. from R-1, Residential One Family, to C-G, Commercial General.

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 December 16th, 2025, 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: The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.



BETHANY *Oklahoma*

Department of Planning & Community Development

November 10th, 2025

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 their 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

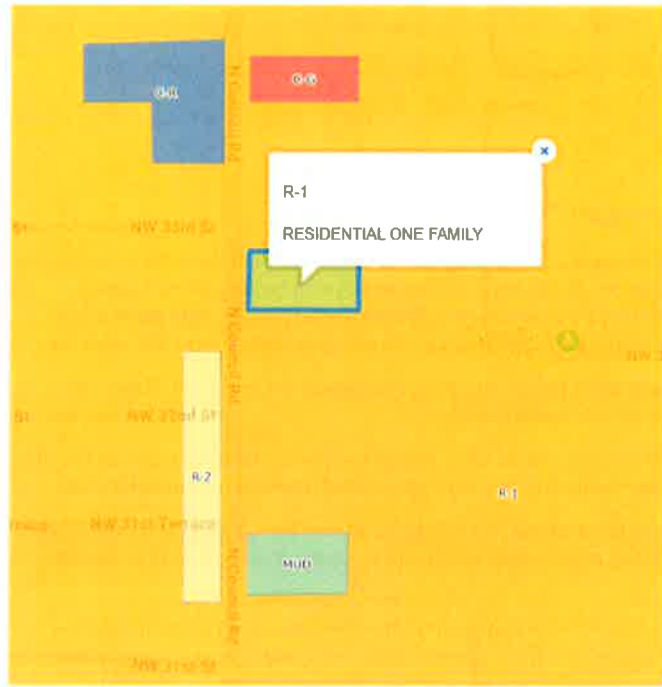
1. Case No.: PC 25-24
2. Location of Property: 3312 N Council Rd
3. Legal Description: The North 158 Feet of the south 264 of the West 330 Feet of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twelve (12) North, Range Fout (4) West of the Indian Meridian, Oklahoma County, Oklahoma.
4. Present Zoning: R-1 Residential One Family
5. Proposed Zoning: C-G Commercial General

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on December 4th, 2025, 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 December 16th, 2025, 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.



BETHANY CITY COUNCIL

From: Robert Ray Jones, Jr.
Date: December 10, 2025
Subject: Amendment to 150.096 Contractor's License

BACKGROUND

As part of the comprehensive restructuring of Title XV which was ordained in August of 2019, sections 150.095 - 104 were amended to regulate the movement of habitable buildings larger than 240 square feet in size within and through the City of Bethany.

Section 150.096 (C) (1) required One Hundred Million Dollars (\$100,000,000) of insurance to be acquired for personal injury, property damage, and general liability. This was an apparent scrivener's error in the drafting of the Title XV revamp. In general, the industry standard for small businesses is One Million Dollars (\$1,000,000).

RECOMMENDATION

- 1 Recommend approval of amendment.

ADDITIONAL COMMENTS



ORDINANCE NO. 2086

AN ORDINANCE AMENDING SECTION 150.096 (C) (1) TO THE BETHANY CODE OF ORDINANCES TO CHANGE AMOUNT OF INSURANCE REQUIREMENTS.

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

SECTION 1. Section 150.096 (C) (1), CONTRACTOR’S LICENSE, currently reads as follows:

(C) (1) In addition to the bond required herein, the applicant shall file with the application for license a certificate of liability insurance policy by an insurance company authorized to do business within the state, providing general liability and auto liability coverage for the applicant's operations in amounts not less than \$100,000,000 each person, \$100,000,000 each occurrence for bodily injury and \$100,000,000 for property damage liability.

SECTION 2. Section 150.096 (C) (1), CONTRACTOR’S LICENSE is amended as follows:

(C) (1) In addition to the bond required herein, the applicant shall file with the application for license a certificate of liability insurance policy by an insurance company authorized to do business within the state, providing general liability and auto liability coverage for the applicant's operations in amounts not less than \$1,000.000 ~~\$100,000,000~~ each person, \$1,000.000 ~~\$100,000,000~~ each occurrence for bodily injury and \$1,000.000 ~~\$100,000,000~~ for property damage liability.

SECTION 3:

If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

END

The foregoing ordinance was introduced before the Bethany City Council on the _____ day of _____, 202__, and was duly adopted and approved by the Mayor and City Council on the _____ day of _____, 202__, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST:

MAYOR

CITY CLERK

Approved as to form and legality on _____, 202____.

CITY ATTORNEY

Austin Hamm with Box Law Group LLC was present representing Leonel Hernandez, Applicant. Mr. Hamm spoke to the Planning and Zoning Commission and requested approval of the C-G, Commercial General zoning.

Ms. Bingham, resident of 3309 N. Elm Pl. spoke against the rezoning request. For the past year and a half, the owners have been operating property as a commercial business with large utility trucks going back and forth (which recently stopped). One of their sheds fell over into our yard and the fence broke. Ms. Bingham asked if there are any restrictions on hours of business, fencing to buffer from residential areas, noise, and heavy equipment.

Mr. Erwin, resident of 3401 N. Elm Pl. spoke against the rezoning request. The owner has been operating a business with commercial vehicles until recently Code Enforcement put a stop to business.

Commissioner Marx asked about buffering between residential and commercial.

Brett Crecelius, Comm. Dev. Director stated applicants would have to put up an eight-foot fence with 95% or greater opacity around all sizes of property that abuts R-1, Single Family lots if C-G, Commercial General rezoning request is approved.

Commissioner Williams mentioned the site plan shows three buildings on site. Do we have any idea if those buildings will be used as offices?

Brett Crecelius, Comm. Dev. Director explained that it will come into play when the applicant comes in for a building permit and has to meet all our ordinances for that (site plan).

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 3312 N. Council Rd. from R-1, Single Family to C-G, Commercial General. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

ITEM 2: PC 25-25

12-4-25
PLZ mtg . Discussion and possible action for an ordinance 150.096 to correct insurance requirements.

ACTION: Brett Crecelius, Comm. Dev. Director presented staff report.

Motion was made by Robert Helton, seconded by James Clemmer to approve the correction of the amount from \$100,000,000 to \$1,000,000. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5- 0.

ITEM 3: PC 25-12

Comprehensive Plan Review - Rockwell Zoning Discussion.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report. Our attorney brought forward our old ordinance we discussed about cascading uses. Identifying that maybe there is C-O or C-G that could be

Agenda: 12/16/2025
Item: 7
BPWA Item: 2

BETHANY CITY COUNCIL
BETHANY PUBLIC WORKS AUTHORITY

From: Elizabeth Gray, City Manager
Date: December 16, 2025
Subject: Approval of Change Order No. 4 to the Construction Contract with Diversified Construction for the ARPA Well Field Rehabilitation and Improvements Project

BACKGROUND

The City of Bethany received a direct appropriation from the state legislature of \$4.6 million for the purpose of increasing water production and capacity, to make improvements to the wells and well field in the City of Bethany.

On February 21, 2023, City Council approved the contract for Engineering services and design to TEIM Design. On March 19, 2024 the City Council awarded the construction contract to Diversified Construction in the amount of \$3,675,455.00

The scope of Change Order No. 4 is to add the rehabilitation of Well House #2 including replacing internal piping, structural repairs to the well house slab and door in the amount of \$74,750.00.

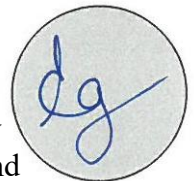
The revised contract amount is \$3,932,781.65.

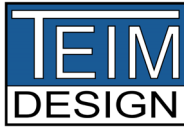
RECOMMENDATION

1. Approval of Change Order No. 4 to the construction contract for the ARPA Well Field Rehabilitation and Improvements Project in the amount of \$74,750.00.

ADDITIONAL COMMENTS

This project is funded by a grant from the American Rescue Plan Act- administered by The Oklahoma Water Resources Board and originally championed by Tammy West and Marilyn Stark.





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

December 5, 2025

Ms. Elizabeth Gray
City of Bethany
6700 NW 36th Street
Bethany, OK 73008

Re: Well Field Rehabilitation and Improvements
Change Order 4

Dear Ms. Gray:

I. SCOPE AND JUSTIFICATION

Change Order No. 4 adds a pay item for replacing internal piping in Well House #2 and structural repairs to the slab and door of the well house. This work is an addition to the awarded contract and an increase to the contract amount.

II. COST ESTIMATE

See Attachment A for cost breakdown.

Original Base Bid Amount:	\$3,292,732.40
Original Alternate 1 Amount:	\$630,298.50
Original Alternate 2 Amount:	\$1,069,713.40
Original Contract Amount:	\$4,992,744.30
Base Bid Deduct Amendment No. 1:	(\$796,162.50)
Alternate No. 2 Amendment No. 1:	(\$521,126.80)
Change Order No. 1:	\$75,491.55 (1.51% Increase)
Amendment No. 2	\$32,144.10
Change Order No. 2:	\$28,420.99 (0.57% Increase)
Change Order No. 3:	\$46,520.00 (0.93% Increase)
Change Order No. 4:	\$74,750.00 (1.50% Increase)
Revised Contract Amount:	\$3,932,781.65


The above and foregoing is hereby accepted on this 5th day of December 2025 and the undersigned agrees to perform the work as so indicated in this Change Order No. 4 with said adjustments in the contract sum.

Diversified Construction



Name and Title

The prices shown for the Change Order were established by negotiation and appear to be fair and reasonable.



Patrick Garrett, P.E.

City Attorney

APPROVED by Council of the City of Bethany this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

Agenda: 12/16/2025
Item: 8
BPWA Item: 3

BETHANY CITY COUNCIL
BETHANY PUBLIC WORKS AUTHORITY

From: Elizabeth Gray, City Manager
Date: December 5, 2025
Subject: Approval Of Brewer Construction Oklahoma, LLC Invoice No. 4 In The Amount Of \$48,648.60 For ODOC Community Development Block Grant Waterline Project

BACKGROUND

The Oklahoma Department of Commerce awarded a Community Development Block Grant (CDBG) to the city in a matching amount of \$171,250.00. The City's project area is generally located between NW 36th and NW 32nd, and Holloway and Mueller to continue with improvements completed with the last CDBG grant.

On October 15, 2024 the City of Bethany entered into a contract for engineering and design services with TEIM Design.

Bids were opened June 17, 2025 and the contract was awarded on July 15, 2025 to Brewer Construction Oklahoma, LLC in the amount of \$208,311.25.

On September 2, 2025 the City Council approved Invoice No. 1 from Brewer Construction Oklahoma, LLC in the amount of \$57,840.75.

On October 7, 2025 the City Council approved Invoice No. 2 from Brewer Construction Oklahoma, LLC in the amount of \$69,978.43.

On November 18, 2025 the City Council approved Invoice No. 3 from Brewer Construction Oklahoma, LLC in the amount of \$67,837.00.

RECOMMENDATION

1. Approval of Brewer Construction Oklahoma, LLC Invoice No. 4 in the amount of \$48,648.60 for ODOC Community Development Block Grant Waterline project.

ADDITIONAL COMMENTS

This project is being funded by a grant from CDBG and a 1:1 match from the City of Bethany





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

December 5, 2025

City of Bethany
Ms. Elizabeth Gray
6700 NW 36th Street
Bethany, Oklahoma 73008

Re: ODOC Community Development Block Grant
Waterline Replacement Project
NW 32nd Street N Holloway and N Mueller Avenue

Dear Ms. Gray,

Please find attached Brewer Construction Oklahoma, LLC, Invoice No. 4, in an amount of \$48,648.60 for which we recommend payment.

Please let me know if you require anything further.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'RW' or 'Robbie Williams', written in a cursive style.

Robbie Williams, PE

Brewer Construction Oklahoma, LLC

8301 SW 8th

P.O. Box 82457 Oklahoma City, OK 73148-0457

405-787-4962

Fax: 405-495-8972

December 4, 2025

Attn: Robbie Williams
TEIM Design
City of Bethany-ODOC CDBG Waterline Replacement
NW 32nd Street-Holloway to Mueller
AFP 4

Description	Contract Quantity	Current Quantity	Previous Quantity	Total Quantity	Unit Bid Price	Unit Bid Total
Audio-Video Recording Pre and Post	1 LS		1	1	\$ 4,468.00	\$ 4,468.00
Sediment and Erosion Control	1 LS		1	1	\$ 6,981.00	\$ 6,981.00
2" Copper Waterline Pipe	20 LF			0	\$ 50.00	\$ -
6" PVC C900 w/ Tracer Wire	740 LF		740	740	\$ 75.00	\$ 55,500.00
Fittings 2" Plug	3 EA		2	2	\$ 514.00	\$ 1,028.00
Fittings 2" Solid Sleeve	1 EA			0	\$ 691.00	\$ -
Fittings 2" x 45 Degree Bend	2 EA			0	\$ 766.00	\$ -
Fittings 6" x 2" Tapping Saddle	1 EA		1	1	\$ 1,508.00	\$ 1,508.00
Fittings 6" Plug	1 EA		1	1	\$ 666.00	\$ 666.00
Fittings 6" x 45 Degree Bend	9 EA		9	9	\$ 741.00	\$ 6,669.00
Fittings 6" x 6" Tee	2 EA		2	2	\$ 890.00	\$ 1,780.00
SLS 1" (Street Bore)	8 EA		8	8	\$ 4,150.00	\$ 33,200.00
SSS 1"	7 EA		7	7	\$ 2,887.00	\$ 20,209.00
6" Tap	1 EA		1	1	\$ 1,374.00	\$ 1,374.00
Fire Hydrant	1 EA		1	1	\$ 7,809.00	\$ 7,809.00
6" Gate Valve and Box	4 EA		4	4	\$ 2,010.00	\$ 8,040.00
6" Tapping Valve and Box	1 EA		1	1	\$ 2,704.00	\$ 2,704.00
Hydrostatic Pressure Testing and Disinfection	2 LS		2	2	\$ 2,779.00	\$ 5,558.00
Megalug 2006PV	30 EA		30	30	\$ 226.00	\$ 6,780.00
Tapping Sleeve 6" x 6"	1 EA		1	1	\$ 2,018.00	\$ 2,018.00
Construction Staking	1 LS		1	1	\$ 5,520.00	\$ 5,520.00
GPS As Builts	1 LS		1	1	\$ 2,001.00	\$ 2,001.00
Construction Signing and Traffic Control	1 LS		1	1	\$ 5,750.00	\$ 5,750.00
Remove and Replace Pavement (Asphalt)	166 SY		95	95	\$ 185.00	\$ 17,575.00
Remove and Replace Driveway (Concrete)	30 SY	30		30	\$ 300.00	\$ 9,000.00
Remove and Replace Driveway(Gravel)	56 SY		53	53	\$ 29.00	\$ 1,537.00
Solid Slab Sodding	1500 SY		333	333	\$ 6.00	\$ 1,998.00

Amendment NO 1

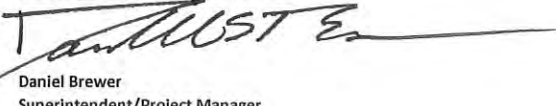
6" PVC Wateline Pipe (Push-On Joint) DR-14 W/ 12 Gauge Tracer Wire	20		LF		\$ 75.00	\$ 1,500.00
Fittings (8 Inch x 45 Degree Bend MJ)	4		EA		\$ 741.00	\$ 2,964.00
6" Tap	1		EA		\$ 1,374.00	\$ 1,374.00
6" Gate Valve and Valve Box	1		EA		\$ 2,010.00	\$ 2,010.00
6" Tapping Valve and Valve Box	1		EA		\$ 2,704.00	\$ 2,704.00
Restrained Joint	9		EA		\$ 226.00	\$ 2,034.00
Tapping Sleeve 6in x 6in	1		EA		\$ 2,018.00	\$ 2,018.00
Remove and Replace Driveway (Concrete)	86.34		SY		\$ 300.00	\$ 25,902.00

Change Order 1

Furnish Install 10 Inch Steel Casing	10		LF		\$ 39.00	\$ 390.00
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Total Completed	\$ 250,569.00
Material On Hand	
Total	\$ 250,569.00
Less 2.5% Ret.	\$ (6,264.23)
Less Previously Paid	\$ (195,656.18)
Total Due AFP 4	\$ 48,648.60

Thank You
Brewer Construction Oklahoma LLC


Daniel Brewer
Superintendent/Project Manager

CITY OF BETHANY, OKLAHOMA

NONCOLLUSION AFFIDAVIT

STATE OF Oklahoma)
COUNTY OF Oklahoma) SS

The undersigned supplier, of lawful age, being first duly sworn, on oath say that this invoice or claim is true and correct. Affiant further states that the materials as shown by this invoice or claim have been supplied in accordance with the plans, specifications, orders, or requests furnished the Affiant. Affiant further states that (s)he has made no payment directly or indirectly to any elected official, officer or employee of the State of Oklahoma, any county or local subdivision of the State, or money or any other thing of value to obtain payment of the invoice or procure the contract or purchase order pursuant to which an invoice is required.

Brewer Construction Oklahoma LLC

Firm Name

[Signature] Superintendent

Signature and Title

Subscribed and Sworn to before me this 5 day of December, 2025

[Signature]

Notary Public (or Clerk or Judge)

My commission expires: 9/13/27



Note: This affidavit must accompany every invoice or claim for payment over \$25,000 (62 O.S. Section 310.9)

U.S. Department of Labor
Wage and Hour Division

Davis-Bacon and Related Acts Weekly Certified Payroll Form
(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)



Unless otherwise noted, the information requested is specific to the named project below.
Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

Rev. January 2025
OMB No.: 1235-0008
Expires: 01/31/2028

SUBMISSION OF FINAL DBRA CERTIFIED PAYROLL FORM

PRIME CONTRACTOR

SUBCONTRACTOR

PROJECT NAME	PROJECT NO. or CONTRACT NO.	CERTIFIED PAYROLL NO.	PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS NAME	WEEK ENDING DATE		PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS ADDRESS												
				14	8301 SW 8th St, Oklahoma City, OK 73128													
PROJECT LOCATION	PROJECT NO. or CONTRACT NO.	WAGE DETERMINATION NO.																
NW 32nd Street, Bethany, Oklahoma	19495 CDBG 24																	
(1A) WORKER ENTRY NO.	(1B) WORKER LAST NAME	(1C) WORKER FIRST NAME	(1D) WORKER MIDDLE INITIAL	(1E) WORKER IDENTIFYING NO.	(2) (J) JOURNEWORKER (RA) REGISTERD APPRENTICE	(3) LABOR CLASSIFICATION	(4) (TOP) DAYS OF WORK WEEK (BOTTOM) DATES	(5) TOTAL HOURS WORKED EACH DAY	(6A) PAID FOR ST AND OT	(6B) TOTAL FRINGE BENEFIT CREDIT	(6C) PAYMENT IN LIEU OF FRINGE BENEFITS	(7A) GROSS AMT EARNED	(7B) GROSS AMT EARNED FOR ALL WORK	(8) DEDUCTIONS FOR ALL WORK		(9) NET PAY TO WORKER FOR ALL WORK		
							Th F S S M T W 6 7 8 9 10 11 12							TAX WITH-HOLDINGS	FICA (OTHER MUST SPECIFY, SEE INSTRUCTIONS)	TOTAL DEDUCTIONS		
1	Chairez	Robert		4682		Trackhoe Operator (Salary)	8 8	16	31.87			509.92	1275.00	212.00	93.76	49.40	355.16	919.84
2	Powell	Danny		1434		Supervisor	8 8	16	23.21			371.36	765.93	78.00	58.60		136.60	629.33
3	Chairez	Chrisitan		9849		Pipelayer	8 8	16	18.00			288.00	855.00	99.00	63.13	29.81	191.94	663.06
4	Gonzalez	Geraldo		2175		General Laborer	8 8	16	20.00			320.00	950.00	65.00	70.40	29.81	165.21	784.79
5	Gomez	Luis		0581		Front End Loader Operator	8 8	16	30.00			288.00	855.00	90.00	63.13	29.81	182.94	672.06
6	Gonzalez	Yovany		8963		General Laborer	1 1	2	25.00			50.00	1075.00	122.00	82.23		204.23	870.77
7	Quisenberry	Larry		2912		Truck Driver			37.50									
8																		

While use of Form WH-347 itself is optional, covered contractors and subcontractors performing work on Federal or federally assisted construction contracts are required by the DBRA regulations and the contract clauses to submit payroll information on a weekly basis. The Copeland Act (40 U.S.C. § 3145) requires contractors and subcontractors performing work on Federal or federally financed construction contracts to, on a weekly basis, "furnish a statement on the wages paid each employee during the prior week." U.S. Department of Labor (DOL) Regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors and subcontractors to submit weekly certified payrolls to the appropriate Federal agency if the agency is a party to the contract (or, if the agency is not such a party, to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to the Federal agency). Each certified payroll must be accompanied by a signed "Statement of Compliance" (e.g., page 2 of the WH-347 or another document with identical wording) indicating that the certified payrolls are accurate and complete, and that each laborer or mechanic has been paid not less than the required Davis-Bacon prevailing wage rate(s) (including any fringe benefits) for the work performed. DOL and contracting agencies receiving this information review the information to determine whether workers have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W., Washington, D.C. 20210 (over)

PROJECT NAME: ODOC CDBG Waterline Replacement
 PROJECT NO. or CONTRACT NO.: 19495 CDBG 24
 PAYROLL NO.: 14
 PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS NAME: Brewer Construction Oklahoma, LLC

PROJECT LOCATION: NW 32nd Street, Bethany, Oklahoma
 CERTIFYING OFFICIAL'S NAME AND TITLE: Susan E Morris, Payroll Administrator
 WEEK ENDING DATE: 11/12/2025

I paid or supervised the payment of the laborers or mechanics working on the above project during the stated time period. I certify the following:

- The payroll information submitted with this statement is correct and complete for the above project during the above period, and the wage and fringe benefit rates paid to the workers, including credit taken for the reasonably anticipated costs of a bona fide fringe benefit plan, fund or program, are not less than the applicable wage and fringe benefits rates for the classification(s) of work actually performed, as specified in the wage determination(s) incorporated into the contract.
- All regular payrolls and all other basic records that the contractor is required to maintain for this payroll period are complete and accurate and will be made available upon request from the agency or the Department of Labor.
- The classifications reported for each laborer or mechanic are the classification(s) of work that each worker actually performed.

Any workers paid as apprentices during the above period are duly registered in a bona fide apprenticeship program registered with the Office of Apprenticeship, Employment and Training Administration, United States Department of Labor ("OA"), or a State Apprenticeship Agency ("SAA") recognized by Department of Labor. I have verified the registered apprenticeship program information provided below as accurate and applicable to any apprentices identified on page 1 of this form.

APPRENTICESHIP PROGRAM NAME	REGISTERED	NAME OF LABOR CLASSIFICATION
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	

Fringe benefits have been paid in cash and/or to bona fide fringe benefit plans, funds, or programs. Where the contractor is claiming an hourly credit for their contributions to or reasonably anticipated costs of a bona fide fringe benefit plan, fund, or program, provide plan information and the hourly credit claimed for each worker listed on the previous page of this form.

HOURLY CREDIT FOR FRINGE BENEFITS

If an amount is listed in (6B) on the first page of this certified payroll form, enter the hourly credit claimed under each plan name, type and number for each worker and check whether the plan is funded or unfunded.

NAME OF WORKER	Funded			Unfunded			TOTAL HOURLY CREDIT
	FB NAME	FB TYPE	PLAN NO.	FB NAME	FB TYPE	PLAN NO.	
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$
	Hourly Credit	\$		Hourly Credit	\$		\$

All workers on the project have been paid the full weekly wages earned, and no rebates or deductions have been or will be made either directly or indirectly, other than permissible deductions as defined in 29 CFR part 3.

ADDITIONAL REMARKS

SEE ADDENDUM

SIGNATURE OF CERTIFYING OFFICIAL: *Susan E Morris*
 TELEPHONE NUMBER: (405) 787-4962
 EMAIL ADDRESS: susan@brewerok.com

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION (SEE SECTION 1001 OF TITLE 18 AND SECTION 3729 OF TITLE 31 OF THE UNITED STATES CODE), AS WELL AS DEBARMENT FROM FUTURE FEDERAL AND FEDERALLY-ASSISTED CONTRACTS. INFORMATION REPORTED IN CERTIFIED PAYROLLS MAY BE SUBJECT TO DISCLOSURE IN RESPONSE TO A FREEDOM OF INFORMATION ACT REQUEST.



U.S. Department of Labor Wage and Hour Division

Davis-Bacon and Related Acts Weekly Certified Payroll Form

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Unless otherwise noted, the information requested is specific to the named project below.
Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

Rev. January 2025
OMB No.: 4235-0008
Expires: 01/31/2028

SUBMISSION OF FINAL DBRA CERTIFIED PAYROLL FORM

PRIME CONTRACTOR
 SUBCONTRACTOR

PROJECT NAME		PROJECT NO. or CONTRACT NO.		CERTIFIED PAYROLL NO.		PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS NAME												
ODOC CDBG Waterline Replacement		19495 CDBG 24		15		Brewer Construction Oklahoma, LLC												
PROJECT LOCATION		WAGE DETERMINATION NO.		WEEK ENDING DATE		PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS ADDRESS												
NW 32nd Street, Bethany, Oklahoma				11/19/2025		8301 SW 8th St, Oklahoma City, OK 73128												
WORKER ENTRY NO.	(1B) WORKER LAST NAME	(1C) WORKER FIRST NAME	(1D) WORKER MIDDLE INITIAL	(1E) WORKER IDENTIFYING NO.	(2) (J) JOURNEYWORKER (RA) REGISTERED APPRENTICE	(3) LABOR CLASSIFICATION	(4) (TOP) DAYS OF WORK WEEK (BOTTOM) DATES	(5) TOTAL HOURS WORKED EACH DAY	(6A) PAID FOR ST AND OT	(6B) TOTAL FRINGE BENEFIT CREDIT	(6C) PAYMENT IN LIEU OF FRINGE BENEFITS	(7A) GROSS AMT EARNED	(7B) GROSS AMT EARNED FOR ALL WORK	(8) DEDUCTIONS FOR ALL WORK			(9) NET PAY TO WORKER	
														ST = STRAIGHT TIME	OT = OVERTIME	Th		F
1	Chairez Robert			4682		Trackhoe Operator (Salary)	13141516171819	4	31.87			127.48	1275.00	212.00	93.77	49.40	355.17	919.83
2	Powell Danny			1434		Supervisor		4	23.21			92.84	1032.83	123.00	79.00		202.00	830.83
3	Chairez Chrisitan			9849		Pipelayer		4	18.00			72.00	828.00	95.00	61.06	29.81	185.87	642.13
4	Gonzalez Geraldo			2175		General Laborer		4	16.00									
5	Gomez Luis			0581		Front End Loader Operator		4	20.00			80.00	920.00	61.00	68.09	29.81	158.90	761.10
6	Gonzalez Yovany			8963		General Laborer		4	30.00			72.00	828.00	85.00	61.05	29.81	175.86	652.14
7	Quisenberry Larry			2912		Truck Driver			18.00									
8									27.00									
									25.00									
									37.50									

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PROJECT NAME ODOC CDBG Waterline Replacement	PROJECT NO. or CONTRACT NO. 19495 CDBG 24	PAYROLL NO. 15	PRIME CONTRACTOR/S/SUBCONTRACTOR'S BUSINESS NAME Brewer Construction Oklahoma, LLC
PROJECT LOCATION NW 32nd Street, Bethany, Oklahoma	CERTIFYING OFFICIAL'S NAME AND TITLE Susan E Morris, Payroll Administrator		
WEEK ENDING DATE 11/19/2025			

I paid or supervised the payment of the laborers or mechanics working on the above project during the stated time period. I certify the following:

The payroll information submitted with this statement is correct and complete for the above project during the above period, and the wage and fringe benefit rates paid to the workers, including credit taken for the reasonably anticipated costs of a bona fide fringe benefit plan, fund or program, are not less than the applicable wage and fringe benefits rates for the classification(s) of work actually performed, as specified in the wage determination(s) incorporated into the contract.

All regular payrolls and all other basic records that the contractor is required to maintain for this payroll period are complete and accurate and will be made available upon request from the agency or the Department of Labor.

The classifications reported for each laborer or mechanic are the classification(s) of work that each worker actually performed.

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APPRENTICESHIP PROGRAM NAME	REGISTERED	NAME OF LABOR CLASSIFICATION
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	

Fringe benefits have been paid in cash and/or to bona fide fringe benefit plans, funds, or programs. Where the contractor is claiming an hourly credit for their contributions to or reasonably anticipated costs of a bona fide fringe benefit plan, fund, or program, provide plan information and the hourly credit claimed for each worker listed on the previous page of this form.

HOURLY CREDIT FOR FRINGE BENEFITS

If an amount is listed in (6B) on the first page of this certified payroll form, enter the hourly credit claimed under each plan name, type and number for each worker and check whether the plan is funded or unfunded.

NAME OF WORKER	FUNDING			FB NAME			FB TYPE			PLAN NO.			TOTAL HOURLY CREDIT
	<input type="checkbox"/> Funded	<input type="checkbox"/> Unfunded	<input type="checkbox"/> Unfunded	Hourly Credit	Hourly Credit	Hourly Credit	Hourly Credit	Hourly Credit	Hourly Credit	Hourly Credit	Hourly Credit	Hourly Credit	
	<input type="checkbox"/> Funded	<input type="checkbox"/> Unfunded	<input type="checkbox"/> Unfunded	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Hourly Credit	Hourly Credit	Hourly Credit	\$	\$	\$	\$	\$	\$	\$	\$	\$	

All workers on the project have been paid the full weekly wages earned, and no rebates or deductions have been or will be made either directly or indirectly, other than permissible deductions as defined in 29 CFR part 3.

ADDITIONAL REMARKS

SEE ADDENDUM

SIGNATURE OF CERTIFYING OFFICIAL <i>Susan E Morris</i>	DATE 11/21/2025	TELEPHONE NUMBER (405) 787 - 4962	EMAIL ADDRESS susan@brewerok.com
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THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION (SEE SECTION 1001 OF TITLE 18 AND SECTION 3729 OF TITLE 31 OF THE UNITED STATES CODE), AS WELL AS DEBARMENT FROM FUTURE FEDERAL AND FEDERALLY-ASSISTED CONTRACTS. INFORMATION REPORTED IN CERTIFIED PAYROLLS MAY BE SUBJECT TO DISCLOSURE IN RESPONSE TO A FREEDOM OF INFORMATION ACT REQUEST.

Agenda: 12/16/2025
Item: 9
BPWA Item: 4

BETHANY CITY COUNCIL
BETHANY PUBLIC WORKS AUTHORITY

From: Elizabeth Gray, City Manager
Date: December 16, 2025
Subject: Approval of Amendment No. 2 and Change Order No. 1 to Construction Contract with Urban Contractors, LLC for Peniel Avenue Sanitary Sewer Lift Station and Pipe Bursting Improvements for American Rescue Plan Act Grant

BACKGROUND

The City of Bethany received funds provided by the Federal Government through the American Rescue Plan Act (ARPA). On October 5, 2021, the City Council dedicated the funds for much needed sewer infrastructure improvements by adopting Resolution No. 1632. On November 1, 2022 the City Council dedicated these funds for improving and replacing sanitary sewer infrastructure on Peniel Avenue.

On February 21, 2023, the City of Bethany entered into a contract for engineering and design services with TEIM Design.

Bids were opened October 30, 2024. The City Council awarded the construction contract to Urban Contractors, LLC in the amount of \$1,650,475.00 on November 19, 2024. Amendment No. 2 is to reconcile final quantities for the lift station in a deduct amount of \$154,143.40 and Change Order No. 1 is to add quantities for trenchless construction to replace existing sanitary sewer along Peniel between NW 32nd and NW 33rd in an increased amount of \$163,728.50 for a revised contract amount of \$1,810,600.10.

RECOMMENDATION

1. Approval of Amendment No. 2 and Change Order No. 1 to Construction Contract with Urban Contractors, LLC for Peniel Avenue Sanitary Sewer Lift Station and Pipe Bursting Improvements for American Rescue Plan Act Grant in the amount of \$9,585.10.

ADDITIONAL COMMENTS





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

December 5, 2025

Ms. Elizabeth Gray
 City of Bethany
 6700 NW 36th Street
 Yukon, OK 73008

Re: Peniel Avenue Sanitary Sewer Lift Station and Pipe Bursting Improvements
 Amendment No. 2 - Change Order No. 1

Dear Ms. Gray:

I. AMENDMENT NO. 2 - CHANGE ORDER NO. 1 - SCOPE AND JUSTIFICATION

Amendment No. 2 adds and deducts for final construction quantities and construction cost for the completed lift station.

The scope of Change Order No. 1 is to add quantities to the contract for trenchless construction to replace existing sanitary sewer infrastructure along Peniel Avenue between NW 32nd Street and NW 33rd Street, utilizing ARPA Funds.

II. COST ESTIMATE

Amendment No. 2

PENIEL AVENUE SANITARY SEWER IMPROVEMENTS (BASE BID LIFT STATION)				Urban Contractors, LLC		Amendment 2	
ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	QUANTITY	TOTAL COST
5	EXTRA DEPTH MANHOLE (4FT DIA)	VERTICAL FOOT	6	\$ 1,800.00	\$ 10,800.00	4.24	\$ 7,632.00
6	10" SANITARY SEWER LINE	LINEAR FOOT	100	\$ 400.00	\$ 40,000.00	-38.00	\$ (15,200.00)
7	TRENCH, EXCAVATION, AND BACKFILL (0-15 FT)	LINEAR FOOT	100	\$ 5.00	\$ 500.00	-100.00	\$ (500.00)
8	BYPASS PUMPING (SEWER FLOW CONTROL)	DAY	40	\$ 1,000.00	\$ 40,000.00	31.00	\$ 31,000.00
15	CONCRETE PAVEMENT REMOVE AND REPLACE	SQUARE YARD	75	\$ 200.00	\$ 15,000.00	-75.00	\$ (15,000.00)
16	REMOVE AND REPLACE DRIVEWAY (CONCRETE)	SQUARE YARD	10	\$ 200.00	\$ 2,000.00	4.40	\$ 880.00
18	REMOVE SANITARY SEWER LINE	LINEAR FOOT	100	\$ 25.00	\$ 2,500.00	-75.00	\$ (1,875.00)
19	6FT CHAINLINK FENCE W/ ACCESS GATE	LINEAR FOOT	100	\$ 200.00	\$ 20,000.00	-26.00	\$ (5,200.00)
20	SOLID SLAB SODDING	SQUARE YARD	300	\$ 7.00	\$ 2,100.00	-22.20	\$ (155.40)
21	ODOT TYPE A AGGREGATE BASE	TON	75	\$ 85.00	\$ 6,375.00	-61.00	\$ (5,185.00)
23	SANITARY SEWER MANHOLE REHABILITATION	VERTICAL FOOT	165.54	\$ 1,000.00	\$ 165,540.00	-150.54	\$ (150,540.00)
					\$ 1,801,015.00		\$ (154,143.40)

Change Order No. 1

PENIEL AVENUE SANITARY SEWER IMPROVEMENTS CHANGE ORDER NO. 1					
ITEM NO.	DESCRIPTION	UNITS	Quantity	Unit Cost	Total Cost
CO 1.1	MOBILIZATION	LSUM	1	\$ 10,000.00	\$ 10,000.00
CO 1.2	DEWATERING	LSUM	1	\$ 1,000.00	\$ 1,000.00
CO 1.3	EROSION AND SEDIMENT CONTROL	LSUM	1	\$ 200.00	\$ 200.00
CO 1.4	TRENCHLESS CONSTRUCTION (15")	LINEAR FOOT	326	\$ 350.00	\$ 114,100.00
CO 1.5	CCTV INSPECTION (PRE AND POST-CONSTRUCTION)	LINEAR FOOT	326	\$ 15.00	\$ 4,890.00
CO 1.6	SEWER FLOW CONTROL	LSUM	1	\$ 5,750.00	\$ 5,750.00
CO 1.7	SANITARY SEWER MANHOLE REHABILITATION	VERTICAL FOOT	13.5	\$ 1,000.00	\$ 13,500.00
CO 1.8	CONSTRUCTION SIGNING AND TRAFFIC CONTROL	LSUM	1	\$ 3,500.00	\$ 3,500.00
CO 1.9	GPS AS BUILT SURVEY	LSUM	1	\$ 2,000.00	\$ 2,000.00
CO 1.10	PAVEMENT REMOVE AND REPLACE	SQUARE YARD	22	\$ 200.00	\$ 4,400.00
CO 1.11	ODOT TYPE A AGGREGATE BASE	TON	50	\$ 80.00	\$ 4,000.00
CO 1.12	SOLID SLAB SODDING	SQUARE YARD	55.5	\$ 7.00	\$ 388.50
CHANGE ORDER NO. 1 TOTAL					\$ 163,728.50

Base Bid Amount:	\$1,650,475.00
Amendment 1 Amount:	\$150,540.00
Amendment 2 Amount:	(\$154,143.40)
Change Order 1 Amount:	\$163,728.50
Revised Contract Amount:	\$1,810,600.10

The above and foregoing is hereby accepted this 5 day of December 2025 and the undersigned agrees to perform the work as so indicated in this Amendment No. 2, Change Order No. 1 with said adjustments in the contract sum.

Urban Contractors, LLC



Name and Title
J.E. Parrish, LLC Manager

The prices shown for the Amendment were established by competitive bidding in the original contract and not subject to the Oklahoma Competitive Bidding Act. The prices shown for the Change Order were established by negotiation and appear to be fair and reasonable.



Patrick Garrett, P.E.

City Attorney

APPROVED by Council of the City of Bethany this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

CITY OF BETHANY, PENIEL 16" BURST AND MANHOLE REHAB

Urban Contractors, LLC

7113 North Bryant Ave.

Oklahoma City, OK 73121

Contact: JIM PARRISH

Phone: 405-478-5370

Email:

Quote To: CITY OF BETHANY
TEIM DESIGN

Job Name: BETHANT PENIEL BURST

Date of Plans:

Last Revision:

Bid Date: 11/20/2025

Phone:

Email:

Valid For: 30 Days From Bid Date

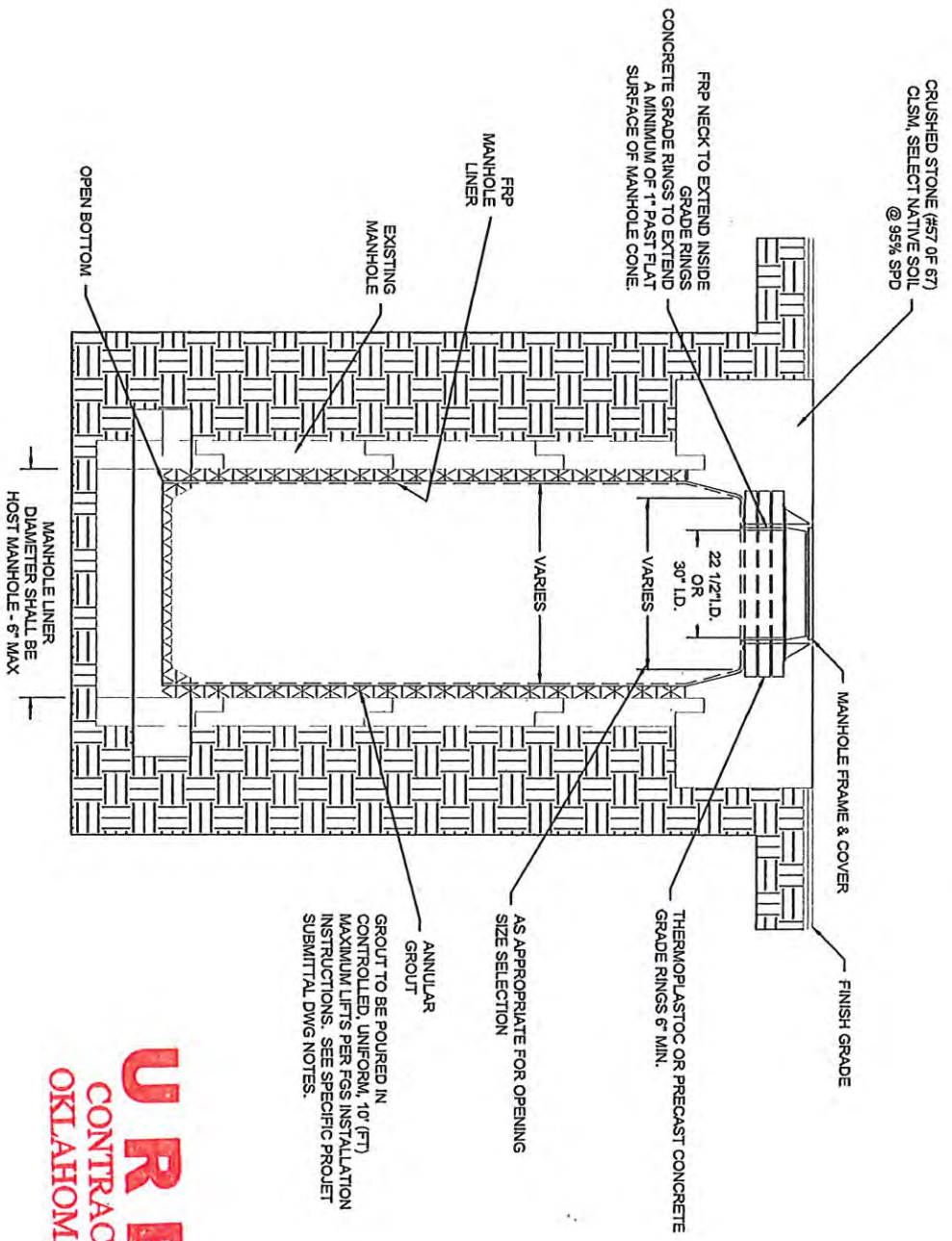
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1.00	LS	10,000.00	10,000.00
2	DEWATERING	1.00	LS	1,000.00	1,000.00
3	EROSION AND SED CONTROL	1.00	LS	200.00	200.00
7	TRENCHLESS CONSTRUCTION (15")	326.00	LF	350.00	114,100.00
8	CCTV INSP, PRE/POST	326.00	LF	15.00	4,890.00
11	SEWER FLOW CONTROL	1.00	LS	5,750.00	5,750.00
13	SANITARY SEWER MH REHAB	13.50	VF	1,000.00	13,500.00
14	CONSTRUCTION SIGNING AND TRAFFIC CONTROL	1.00	LS	3,500.00	3,500.00
15	GPS AS BUILT SURVEY	1.00	LS	2,000.00	2,000.00
16	PAVEMENT REM,REPLACE	22.00	SY	200.00	4,400.00
17	ODOT TYPE A AGGREGATE BASE	50.00	TON	80.00	4,000.00
18	SOLID SLAB SODDING	55.50	SY	7.00	388.50
GRAND TOTAL					\$163,728.50

NOTES:

* BID INCLUDES BURST OF 15" LINE WITH 16" DIPS DR 17 HDPE(APPROX 326 LF)

* FLOW CONTROL AS REQUIRED TO DO WORK

* REHAB OF MANHOLE A1 WITH FIBERGLASS INSERT(TYPICAL SECTION ATTACHED)



ANNULAR GROUT
 GROUT TO BE POURED IN CONTROLLED, UNIFORM, 10' (FT) MAXIMUM LIFTS PER FGS INSTALLATION INSTRUCTIONS. SEE SPECIFIC PROJET SUBMITTAL DWG NOTES.

AS APPROPRIATE FOR OPENINGS SIZE SELECTION

URBAN
 CONTRACTORS, LLC
 OKLAHOMA CITY, OK

Fiber Glass Systems NOV		FRP MANHOLE LINER INSTALLATION	
CONFIDENTIALITY: THIS MATERIAL CONTAINS INFORMATION THAT IS CONFIDENTIAL AND PROPRIETARY TO FIBER GLASS SYSTEMS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION OF FGS-LLM.			
CONTRACTOR:	GIDDINGS, ANDREWS, STANTON - TX, WAYCROSS - GA, LAUREL - MT	JOB No.:	00
DATE:	03-07-2023	DWG. No.:	A-WM3940
REV.:	00	SHT No.:	1 OF 1
DESCRIPTION:	INITIAL SUBMITTAL	REV. No.:	B
DRAWN:	NS	CHECKED:	DP

Agenda: 12/16/2025
Item: 10
BPWA Item: 5

BETHANY CITY COUNCIL
BETHANY PUBLIC WORKS AUTHORITY

From: Elizabeth Gray, City Manager
Date: December 16, 2025
Subject: Approval of Change Order No. 2 and Amendment No. 2 to the Construction Contract with Brewer Construction Oklahoma, LLC for ODOC Community Development Block Grant Waterline project.

BACKGROUND

The Oklahoma Department of Commerce awarded a Community Development Block Grant (CDBG) to the city in a matching amount of \$171,250.00. The City's project area is generally located between NW 36th and NW 32nd, and Holloway and Mueller to continue with improvements completed with the last CDBG grant.

On October 15, 2024 the City of Bethny entered into a contract for engineering and design services with TEIM Design.

Bids were opened in June, and the project was awarded by the City Council to Brewer Construction Oklahoma, LLC in the amount of \$233,634.00. Amendment No. 2 is to reconcile the as built quantities in the deduct amount of \$17,061.00 and Change Order No. 2 is for an additional \$15,531.00 for 15 – 5/8 meters and lids and 1 single short service with a new 5/8 meter and lid for a total of 16 additional meters installed for a revised contract amount of \$273,000.00

RECOMMENDATION

1. Approval of Change Order No. 2 and Amendment No. 2 to the Construction Contract with Brewer Construction Oklahoma, LLC for ODOC Community Development Block Grant Waterline Project in the deduct amount of \$1,530.00.

ADDITIONAL COMMENTS





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

December 9, 2025

Ms. Elizabeth Gray
City of Bethany
6700 NW 36th Street
Bethany, OK 73008

Re: ODOC Community Development Block Grant
Waterline Replacement Project
NW 32nd Street N Holloway to N Mueller Avenue
Amendment No. 2 and Change Order No. 2

Dear Ms. Gray:

I. AMENDMENT NO. 2 - SCOPE AND JUSTIFICATION

The scope of Amendment No. 2 is to amend the existing bid pay item quantities for the completed work.

II. CHANGE ORDER NO. 2 - SCOPE AND JUSTIFICATION

Change Order No. 2 adds two new pay items to install 15 – 5/8 meter with lid and 1 – single short service with new 5/8 meter and lid. In total 16 additional meters will be installed.


II. COST ESTIMATE

See Attachment A for the cost breakdown for Amendment No. 2 and Change Order No. 2.

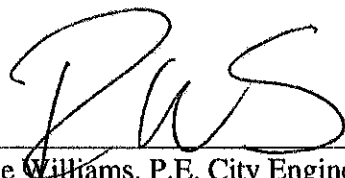
Original Contract Amount:	\$233,634.00
Amendment No. 1:	\$40,506.00
Change Order No. 1:	\$390.00 (0.17%)
Amendment No. 2:	(\$17,061.00)
Change Order No. 2:	\$15,531.00
Revised Contract Amount:	\$273,000.00

The above and foregoing is hereby accepted this 9th day of December 2025 and the undersigned agrees to perform the work as so indicated in this Amendment No. 2 and Change Order No. 2 with said adjustments in the contract sum.

Brewer Construction OK, LLC


Name and Title Superintendent

The prices shown for the Amendment were established by competitive bidding in the original contract and not subject to the Oklahoma Competitive Bidding Act. The prices shown for the Change Order were established by negotiation and appear to be fair and reasonable.


Robbie Williams, P.E. City Engineer

City Attorney

APPROVED by Council of the City of Bethany this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

Summary of Pay Quantities				Brewer Construction Oklahoma LLC	
Item Number	Title	Quantity	Unit	Unit Price	Total Price
1	AUDIO-VIDEO RECORDING PRE- AND POST CONSTRUCTION	0.00	lump sum	\$4,488.00	\$0.00
2	SEDIMENT AND EROSION CONTROL	0.00	lump sum	\$6,981.00	\$0.00
3	(2 INCH) (COPPER) WATERLINE PIPE (ASTM B88 TYPE K)	(20.00)	linear foot	\$50.00	-\$1,000.00
4	(6 INCH) (PVC) WATERLINE PIPE (PUSH-ON JOINT) (DR-14) W/ 12 GAUGE TRACER WIRE	0.00	linear foot	\$75.00	\$0.00
5	FITTINGS (2 INCH PLUG)	(1.00)	each	\$514.00	-\$514.00
6	FITTINGS (2 INCH SOLID SLEEVE)	(1.00)	each	\$691.00	-\$691.00
7	FITTINGS (2 INCH x 45 DEGREE BEND)	(2.00)	each	\$776.00	-\$1,532.00
8	FITTINGS (6 INCH x 2 INCH TAPPING SADDLE)	0.00	each	\$1,508.00	\$0.00
9	FITTINGS (6 INCH PLUG)	0.00	each	\$666.00	\$0.00
10	FITTINGS (6 INCH x 45 DEGREE BEND (COMPACT) (MJ))	0.00	each	\$741.00	\$0.00
11	FITTINGS (6 INCH x 6 INCH TEE (COMPACT) (MJ))	0.00	each	\$890.00	\$0.00
12	SINGLE LONG SERVICE (1 INCH) (STREET BORE)	0.00	each	\$4,150.00	\$0.00
13	SINGLE SHORT SERVICE (1 INCH)	0.00	each	\$2,887.00	\$0.00
14	(6 INCH) TAP	0.00	each	\$1,374.00	\$0.00
15	FIRE HYDRANT	0.00	each	\$7,809.00	\$0.00
16	(6 INCH) (GATE) VALVE AND VALVE BOX	0.00	each	\$2,010.00	\$0.00
17	(6 INCH) (TAPPING) VALVE AND VALVE BOX	0.00	each	\$2,704.00	\$0.00
18	HYDROSTATIC PRESSURE TESTING AND DISINFECTION	0.00	lump sum	\$2,779.00	\$0.00
19	RESTRAINED JOINT (MEGA-LUG SERIES 2006 PV)	0.00	each	\$226.00	\$0.00
20	TAPPING SLEEVE (6 INCH x 6 INCH)	0.00	each	\$2,018.00	\$0.00
21	CONSTRUCTION STAKING (CONSTRUCTION SURVEY)	0.00	lump sum	\$5,520.00	\$0.00
22	GPS AS-BUILT SURVEY	0.00	lump sum	\$2,001.00	\$0.00
23	CONSTRUCTION SIGNING AND TRAFFIC CONTROL	0.00	lump sum	\$5,750.00	\$0.00
24	REMOVE AND REPLACE PAVEMENT (ASPHALT)	(71.00)	square yard	\$185.00	-\$13,135.00
25	REMOVE AND REPLACE DRIVEWAY (CONCRETE)	23.00	square yard	\$300.00	\$6,900.00
26	REMOVE AND REPLACE DRIVEWAY (GRAVEL)	(3.00)	square yard	\$29.00	-\$87.00
27	SOLID SLAB SODDING	(1,167.00)	square yard	\$6.00	-\$7,002.00
TOTAL AMENDMENT NO. 2					-\$17,061.00
CO2.1	FURNISH AND INSTALL 5/8 INCH METER WITH LID	15.00	each	\$850.00	\$12,750.00
CO2.2	FURNISH AND INSTALL SINGLE SHORT SERVICE WITH 5/8 INCH METER AND LID	1.00	each	\$2,781.00	\$2,781.00
TOTAL CHANGE ORDER NO. 2					\$15,531.00

Original Contract Amount	\$233,634.00
Amendment No. 1	\$40,506.00
Change Order No. 1	\$390.00
Amendment No. 2	-\$17,061.00
Change Order No. 2	\$15,531.00
New Contract Price	\$273,000.00

BETHANY CITY COUNCIL

From: Robert Ray Jones, Jr., City Attorney
Date: December 10, 2025
Subject: TowerPoint Letter of Intent

BACKGROUND

The City has been approached, yet again, by an entity wishing to acquire lease rights to the water tower cell leases.

Towerpoint wishes to acquire all of the leases. Currently, the leases generate \$93,845.54 annually for the City. Each lease has CPI adjustments; some are annual some are term-based. The AT&T lease has a maximum term option expiring in 2045. The T-Mobile lease has a maximum term option expiring in 2028. The Verizon lease has a maximum term option expiring in 2034.

I have spoken to Administration who has expressed a desire to maintain suitable cash flow from these revenue sources.

The total offered by Towerpoint is \$2,450,000 for 50 years. Assuming we can maintain the leases for 50 years and with a 3% annual CPI, we would generate approximately \$11,314,457.44. If we deposit the offer and assuming 3% return for 50 years we would generate approximately \$10,740,569.75. One trade-off is that the city and its entities would not enjoy a steady cash flow during that time period. On the other hand, there is no guarantee that the leases we currently have will renew any particular option depending on changing technology needs.

There are always concerns about the stability of a water tower with attachments made to it. Changes or additions of telecommunications equipment contribute stresses to the supporting structure of the tower. Past amendments required additional bracing to be added. Construction costs can range between \$6M and \$15M for a new water tower.

RECOMMENDATION

1. Discussion and possible authority to make counteroffer or rejection.

ADDITIONAL COMMENTS



November 24, 2025

City Of Bethany OK ("Landlord")
 6700 NW 36th St
 Bethany, OK 73008

Re: Letter of Intent to Purchase Interest in Wireless Site ("LOI")

Dear Ray Jones,

In consideration of ten dollars (\$10), the receipt and sufficiency of which is hereby acknowledged, your signature below grants to TowerPoint Acquisitions, LLC and its successors and assigns (including its asset holding company TPA VI, LLC) ("TowerPoint") exclusivity to purchase your interest in the Lease(s) ("Lease(s)" as further described in Exhibit A) through an assignment of the Lease and the grant of an underlying telecommunications easement pursuant to the terms herein (the "Transaction"). TowerPoint may close on the Transaction no later than fourteen (14) days after the Closing Contingencies listed in Exhibit A are met. The basic terms of the transaction are as follows:

Summary of Terms	
PURCHASE PRICE	\$1,970,000.00
LEGAL STRUCTURE	Telecommunications Easement
TERM LENGTH	50 Years

- Purchase Price shall be pro-rated at closing based on interim monthly or annual rent payments with TowerPoint retaining from the Purchase Price rent paid by the tenant for any period of time from and after the date of Closing.
- Landlord shall only retain rent checks from Tenant for pro-rated periods and during the rent redirection period¹.
- TowerPoint pays for due diligence costs, the title insurance policy, and standard closing costs. Each party bears its own legal expenses. Landlord pays transfer/stamp or other tax (if any) and recording fees.

From the date you execute this LOI through the date which is thirty (30) days from the date the Closing Contingencies are met, you agree not to directly or indirectly solicit, initiate or participate in any discussions or negotiations with, or encourage or respond to any inquiries or proposals by, any persons, company or group other than TowerPoint concerning your Lease. You agree to promptly notify TowerPoint if any person, company or group seeks to initiate any discussions regarding your Lease. You further agree to work in good faith with TowerPoint to close this Transaction. The terms of this LOI are confidential and may not be disclosed without the prior written consent of TowerPoint, except to professionals engaged to evaluate and conduct the Transaction on your behalf. You acknowledge that TowerPoint has given you no tax or legal advice in evaluating the Transaction.

To the extent the terms of this LOI represent an offer by TowerPoint, the terms herein are subject to change by TowerPoint after December 19, 2025 if this LOI is not mutually executed. TowerPoint reserves the right to change the terms of this LOI following expiration.

Sincerely,
 TowerPoint Acquisitions, LLC

Accepted and Agreed:
 City Of Bethany OK

Jesse M. Wellner, Chief Executive Officer
 November 24, 2025

Landlord's Signature	Date
Print Name:	
Title:	

¹Tenants delay rent redirection from the Landlord to TowerPoint by several months while the closing documents are recorded and the redirection is processed. Therefore, the Settlement Statement will show a rent credit to TowerPoint in the amount of up to four (4) months following closing.

Exhibit A

Site Location and Lease Terms

Site Location: 7272 Nw 36th St, Oklahoma City, Oklahoma 73132

Wireless Tenants	Current Rent	Rent Payment Frequency	Escalation (CPI, % or \$)	Escalation Frequency	Date of Next Escalation
T-Mobile	\$2,677.34	Monthly	CPI	Annual	01/01/2026
AT&T	\$42,434.50	Annually	CPI	Annual	05/01/2026
Verizon	\$46,114.90	Annually	CPI	Annual	10/01/2026

Pricing is based on the Lease Terms above and is subject to confirmatory due diligence of the Lease Terms.

Closing Contingencies

1. receipt of the due diligence items listed in Exhibit B;
2. receipt of a title commitment from TitleVest Agency, LLC (a subsidiary of First American Title Insurance Company) as the escrow/closing agent showing title clear of any liens, encumbrances, outstanding taxes which are otherwise due and payable, or other unsatisfied title closing requirements necessary for an insured closing with marketable title;
3. your approval of the Easement Agreement in a mutually agreeable form;
4. proper documentation of the Lease and rents, including your affirmation that you have not received any written or verbal notice of termination, modification or other correspondence from the tenant related to the Lease;
5. compliance with any tenant right of first refusal or consent requirement, if applicable, related to Landlord's assignment of the Lease; and
6. TowerPoint's desktop environmental database search returns a determination of "Low" or "Moderate" risk.

Initial
Here:

Exhibit B

Required Due Diligence Items

1. Executed Lease including any and all Amendments thereto (as well as any lease commencement letters, notices, or other correspondence regarding the Lease)
2. Proof of Rent Payments under the Lease (minimum of 3 months received in the last 6 months); e.g.: copies of rent checks/stubs and/or direct deposit statements.
3. Completed Landlord Request for Information (RFI) attached hereto as Exhibit C.
4. Landlord's comments or Landlord's counsel's comments, if any, to the Easement Agreement ("Easement") to be provided under separate cover (to be finalized in a mutually agreeable Easement) or return the Easement with each page initialed showing approval of the form Easement.
5. If an existing mortgage is in place on the property: A Mortgage Statement and Lender contact information for obtaining a non-disturbance agreement from Lender (required only if the property is encumbered by a Mortgage, Deed of Trust, Line of Credit or similar instrument).
6. Legal entity organizational documents (including any Amendments thereto) showing proof of authority, as applicable below, for all entities owning an interest in the Property:

Corporations	LLCs	General Partnership	Ltd. Partnerships	Condo Assoc's	Coop Corp (i.e.: Housing Co-op)	Trust
Articles of Incorporation	Articles of Organization	Certificate of Partnership	Certificate of Limited Partnership	Condominium Declaration	Articles of Incorporation	Trust Agreement
Signed Corporate Bylaws	Signed Operating Agreement	Signed General Partnership Agreement	Signed Limited Partnership Agreement	Signed Condominium Bylaws	Signed Corporate Bylaws	Certificate of Trust

Within 10 days of signing this LOI, I agree to provide to TowerPoint the Required Due Diligence Items listed above to facilitate a timely close under the terms of this LOI.

Initial
Here:

Exhibit C



Landlord Request for Information

EIN for Landlord (if an entity): _____

If Landlord is a natural person, then please circle marital status: **Single or Married**

(Please note: if Landlord is a natural person, we will collect their taxpayer identification number prior to closing to include in the closing documents.)

Access Contact for Site Inspection	Attorney Contact Information
Name: _____	Name: _____
Title: _____	Phone: _____
Phone: _____	Email: _____
Mobile Phone: _____	
Email: _____	

Mortgage/Line of Credit (if none, please indicate below)	
Please check here if there is no mortgage and no line of credit: _____	
<u>Primary Mortgage</u>	<u>Secondary Mortgage (if applicable)</u>
Lender Name: _____	Lender Name: _____
Lender Contact: _____	Lender Contact: _____
Lender Contact Title: _____	Lender Contact Title: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
<u>Line of Credit</u>	
Lender Name: _____	
Lender Contact: _____	
Lender Contact Title: _____	
Phone: _____	
Fax: _____	
Email: _____	

Submitted by: Michael Bejzak, Ph: +1(678) 987-1157, Email: michael.bejzak@towerpoint.com



Exhibit A

Site Location and Lease Terms

Site Location: 8210 NW 50th St, BETHANY, Oklahoma 73008

Wireless Tenants	Rev. Share Tenants	Current Rent	Rent Payment Frequency	Escalation (CPI, % or \$)	Escalation Frequency	Date of Next Escalation
CCI		\$1,005.68	Monthly	15%	Term	10/01/2028
CCI		\$275.00	Monthly	3%	Annual	03/01/2026
CCI	Verizon	\$1,338.12	Monthly	3%	Annual	03/01/2026

Pricing is based on the Lease Terms above and is subject to confirmatory due diligence of the Lease Terms.

Closing Contingencies

1. receipt of the due diligence items listed in Exhibit B;
2. receipt of a title commitment from TitleVest Agency, LLC (a subsidiary of First American Title Insurance Company) as the escrow/closing agent showing title clear of any liens, encumbrances, outstanding taxes which are otherwise due and payable, or other unsatisfied title closing requirements necessary for an insured closing with marketable title;
3. your approval of the Easement Agreement in a mutually agreeable form;
4. proper documentation of the Lease and rents, including your affirmation that you have not received any written or verbal notice of termination, modification or other correspondence from the tenant related to the Lease;
5. compliance with any tenant right of first refusal or consent requirement, if applicable, related to Landlord’s assignment of the Lease; and
6. TowerPoint’s desktop environmental database search returns a determination of “Low” or “Moderate” risk.

Initial Here:

Exhibit B

Required Due Diligence Items

1. Executed Lease including any and all Amendments thereto (as well as any lease commencement letters, notices, or other correspondence regarding the Lease)
2. Proof of Rent Payments under the Lease (minimum of 3 months received in the last 6 months); e.g.: copies of rent checks/stubs and/or direct deposit statements.
3. Completed Landlord Request for Information (RFI) attached hereto as Exhibit C.
4. Landlord's comments or Landlord's counsel's comments, if any, to the Easement Agreement ("Easement") to be provided under separate cover (to be finalized in a mutually agreeable Easement) or return the Easement with each page initialed showing approval of the form Easement.
5. If an existing mortgage is in place on the property: A Mortgage Statement and Lender contact information for obtaining a non-disturbance agreement from Lender (required only if the property is encumbered by a Mortgage, Deed of Trust, Line of Credit or similar instrument).
6. Legal entity organizational documents (including any Amendments thereto) showing proof of authority, as applicable below, for all entities owning an interest in the Property:

Corporations	LLCs	General Partnership	Ltd. Partnerships	Condo Assoc's	Coop Corp (i.e.: Housing Co-op)	Trust
Articles of Incorporation	Articles of Organization	Certificate of Partnership	Certificate of Limited Partnership	Condominium Declaration	Articles of Incorporation	Trust Agreement
Signed Corporate Bylaws	Signed Operating Agreement	Signed General Partnership Agreement	Signed Limited Partnership Agreement	Signed Condominium Bylaws	Signed Corporate Bylaws	Certificate of Trust

Within 10 days of signing this LOI, I agree to provide to TowerPoint the Required Due Diligence Items listed above to facilitate a timely close under the terms of this LOI.

Initial
Here:

Exhibit C



Landlord Request for Information

EIN for Landlord (if an entity): _____

If Landlord is a natural person, then please circle marital status: **Single or Married**

(Please note: if Landlord is a natural person, we will collect their taxpayer identification number prior to closing to include in the closing documents.)

Access Contact for Site Inspection	Attorney Contact Information
Name: _____	Name: _____
Title: _____	Phone: _____
Phone: _____	Email: _____
Mobile Phone: _____	
Email: _____	

Mortgage/Line of Credit (if none, please indicate below)	
Please check here if there is no mortgage and no line of credit: _____	
<u>Primary Mortgage</u>	<u>Secondary Mortgage (if applicable)</u>
Lender Name: _____	Lender Name: _____
Lender Contact: _____	Lender Contact: _____
Lender Contact Title: _____	Lender Contact Title: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
<u>Line of Credit</u>	
Lender Name: _____	
Lender Contact: _____	
Lender Contact Title: _____	
Phone: _____	
Fax: _____	
Email: _____	

Submitted by: Michael Bejzak, Ph: +1(678) 987-1157, Email: michael.bejzak@towerpoint.com

City of Bethany General Fund
Statement of Revenues and Expense
November 2025

AGENDA: 12/16/2025
ITEM: 14 (A)

Revenues

	2025-2026 Annual Budget	November Revenues	Year to Date Revenue	Year to Date Percentage of Budget	Budget Remaining
SALES TAX 82.5% DEDICATED	4,894,156.00	410,130.00	2,160,128.00	44.14%	2,734,028.00
USE TAX REVENUE	1,599,353.00	129,783.00	616,767.00	38.56%	982,586.00
HOTEL TAX REVENUE	57,113.00	1,775.00	7,616.00	13.33%	49,497.00
CABLE FRANCHISE TAX REVENUE	94,472.00	21,339.00	43,992.00	46.57%	50,480.00
PHONE FRANCHISE TAX REVENUE	7,820.00	2.00	3,148.00	40.26%	4,672.00
UTILITY FRANCHISE TAX REVENUE	686,207.00	61,221.00	349,661.00	50.96%	336,546.00
OCCUPATIONAL LICENSE REVENUE	37,821.00	3,510.00	19,383.00	51.25%	18,438.00
BUILDING PERMIT REVENUE	30,559.00	2,070.00	16,748.00	54.81%	13,811.00
INSPECTION PERMIT REVENUE	35,581.00	2,165.00	10,550.00	29.65%	25,031.00
ZONING PERMITS	1,043.00	0.00	0.00	0.00%	1,043.00
ANIMAL LICENSE REVENUE	0.00	185.00	1,245.00	0.00%	-1,245.00
ABATEMENT REVENUE	0.00	0.00	2,187.00	0.00%	-2,187.00
MOTOR FUEL TAX REVENUE	48,065.00	12,762.00	12,762.00	26.55%	35,303.00
COMMERCIAL VEH TAX REVENUE	131,772.00	0.00	42,854.00	32.52%	88,918.00
CIGARETTE TAX REVENUE	14,508.00	3,335.00	16,298.00	112.34%	-1,790.00
ALCOHOL BEVERAGE TAX REVENUE	50,669.00	4,305.00	24,041.00	47.45%	26,628.00
ACCOUNTING SERVICE REVENUE	39,600.00	2,200.00	11,000.00	27.78%	28,600.00
EMERGENCY MEDICAL CALL SVC FEE	280,831.00	23,691.00	117,982.00	42.01%	162,849.00
STORMWATER COMPLIANCE FEE	324,218.00	27,357.00	136,828.00	42.20%	187,390.00
CEMETARY LOT SALES REVENUE	0.00	0.00	25.00	0.00%	-25.00
MINERAL RIGHTS & ROYALTIES REV	12,732.00	501.00	8,947.00	70.27%	3,785.00
POLICE FINES & COURT COST REV	683,155.00	31,752.00	227,561.00	33.31%	455,594.00
INTEREST INCOME	42,403.00	0.00	12,216.00	28.81%	30,187.00
MISCELLANEOUS REVENUE	160,716.00	53,717.00	79,713.00	49.60%	81,003.00
REIMBURSEMENT REVENUE	2,491.00	1,326.00	2,162.00	86.79%	329.00
CREDIT CARD FEES	108,352.00	8,426.00	46,239.00	42.67%	62,113.00
GRANT REVENUE	4,000.00	0.00	0.00	0.00%	4,000.00
STREET CLOSURE FEES	0.00	779.00	1,745.00	0.00%	-1,745.00
SETTLEMENT PROCEEDS	0.00	0.00	0.00	0.00%	0.00
ECONOMIC DEV PROMO & EVENT RE	0.00	0.00	0.00	0.00%	0.00
OMAG REFUNDS	20,096.00	4,885.00	34,057.00	169.47%	-13,961.00
Total Revenues	9,367,733.00	807,216.00	4,005,855.00	42.76%	5,361,878.00
Transfers In	2,825,000.00	216,667.00	1,083,335.00	38.35%	1,741,665.00
Total Revenues and Transfers In	12,192,733.00	1,023,883.00	5,089,190.00	41.74%	7,103,543.00

Expenses

	2025-2026 Annual Budget	November Expenses	Year to Date Expenses	Year to Date Percentage of Budget	Budget Remaining
01.0-MANAGEMENT	999,798.00	77,496.00	411,350.00	41.14%	588,448.00
02.0-FINANCE	438,258.00	25,032.00	142,595.00	32.54%	295,663.00
03.0-MUNICIPAL COURT	575,617.00	35,429.00	213,812.00	37.14%	361,805.00
04.0-ENGINEERING	200,000.00	11,807.00	40,516.00	20.26%	159,484.00
05.0-POLICE	5,309,879.00	407,072.00	2,214,687.00	41.71%	3,095,192.00
06.0-FIRE	3,157,030.00	238,774.00	1,367,071.00	43.30%	1,789,959.00
07.0-COMMUNITY DEV	674,200.00	43,899.00	279,904.00	41.52%	394,296.00
08.1-PW ADMIN	176,440.00	14,108.00	75,024.00	42.52%	101,416.00
08.2-STREETS	842,952.00	55,221.00	329,410.00	39.08%	513,542.00
08.4-FLEET MAINT	102,346.00	5,832.00	36,720.00	35.88%	65,626.00
08.5-PARKS	540,194.00	30,195.00	232,967.00	43.13%	307,227.00
98.0-CONTINGENCY	401,395.00	0.00	0.00	0.00%	401,395.00
TOTAL EXPENDITURES	13,418,109.00	944,865.00	5,344,056.00	39.83%	8,074,053.00
Transfers Out	66,000.00	0.00	0.00	0.00%	0.00
Total Expenses and Transfers Out	13,484,109.00	944,865.00	5,344,056.00	39.63%	8,074,053.00
Revenues over (under) expenses	-1,291,376.00	79,018.00	-254,866.00	19.74%	-970,510.00

Bethany Public Works Authority
Statement of Revenues and Expenses
November 2025

Revenues

	2025-2026	November	Year to Date	Year to Date	Budget
	Annual Budget	Revenues	Revenue	Percentage of Budget	Remaining
RESIDENTIAL PENALTY REVENUE	174,345.00	13,952.00	80,216.00	46.01%	94,129.00
COMMERCIAL PENALTY REVENUE	38,271.00	2,664.00	11,906.00	31.11%	26,365.00
SOLID WASTE REVENUE	3,004,190.00	263,045.00	1,305,055.00	43.44%	1,699,135.00
WATER REVENUE	5,337,197.00	385,019.00	1,995,562.00	37.39%	3,341,635.00
WATER TAP REVENUE	5,472.00	0.00	1,275.00	23.30%	4,197.00
SEWER REVENUE	4,109,765.00	355,927.00	1,736,610.00	42.26%	2,373,155.00
SEWER TAP REVENUE	360.00	0.00	150.00	41.67%	210.00
INTEREST INCOME	340,476.00	0.00	65,944.00	19.37%	274,532.00
LEASE REVENUE	199,231.00	7,617.00	84,152.00	42.24%	115,079.00
SCRAP METAL REVENUE	0.00	1,024.00	1,568.00	0.00%	-1,568.00
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	1,029,248.00	5,430,555.00	41.10%	7,782,412.00
Total Revenues and Transfers In	13,212,967.00	1,029,248.00	5,430,555.00	41.10%	7,782,412.00

Expenses

	2025-2026	November	Year to Date	Year to Date	Budget
	Annual Budget	Expenses	Expenses	Percentage of Budget	Remaining
02.0-BPWA FINANCE	658,933.00	36,204.00	216,123.00	32.80%	442,810.00
08.1-BPWA ADMIN	194,012.00	15,406.00	79,979.00	41.22%	114,033.00
08.3-BPWA SANITATION	2,215,382.00	175,449.00	662,553.00	29.91%	1,552,829.00
08.4-BPWA FLEET MAINT	82,821.00	5,689.00	29,841.00	36.03%	52,980.00
12.0-BPWA WATER PLANT	2,451,883.00	95,193.00	924,433.00	37.70%	1,527,450.00
12.1-BPWA WATER LINE	882,005.00	44,001.00	166,099.00	18.83%	715,906.00
12.2-BPWA SEWER LINE	2,794,274.00	203,821.00	1,132,538.00	40.53%	1,661,736.00
97.0-DEBT SERVICE INTEREST EXP	587,520.00	6,149.00	90,804.00	15.46%	496,716.00
98.0-CONTINGENCY	250,000.00	0.00	0.00	0.00%	250,000.00
99.0-TRANSFERS OUT	2,600,000.00	216,667.00	1,083,335.00	41.67%	1,516,665.00
Total Expenses and Transfers Out	12,716,830.00	798,579.00	4,385,705.00	34.49%	8,331,125.00
DEBT SERVICE PRINCIPAL	1,294,190.00	83,333.00	568,143.00	43.90%	726,047.00
Revenues over (under) Expenses/Debt Service	-798,053.00	147,336.00	476,707.00	-59.73%	-1,274,760.00

City of Bethany
Capital Improvement Fund
November 2025

Revenues

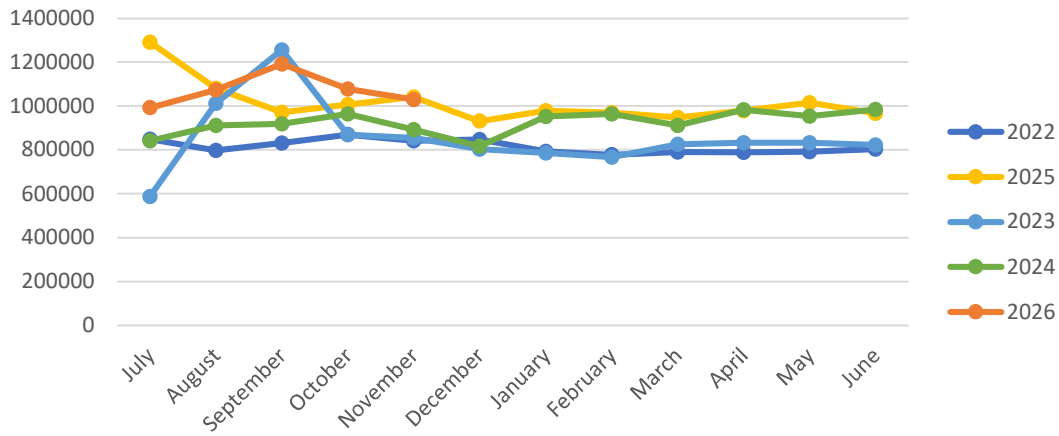
	2024-2025 Annual Budget	November Revenue	Year to Date Revenue	Year to Date Percentage of Budget	Budget Remaining
SALES TAX 17.5% DEDICATED	1,057,987.00	86,997.00	458,207.00	43.31%	599,780.00
INTEREST REVENUE	0.00	0.00	2,763.00	0.00%	-2,763.00
TRANSFER FROM GF	0.00	0.00	0.00	0.00%	0.00
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00%	0.00
GRANT REVENUE	571,000.00	0.00	0.00	0.00%	571,000.00
Total Revenue	1,628,987.00	86,997.00	460,970.00	28.30%	1,168,017.00

Expenses

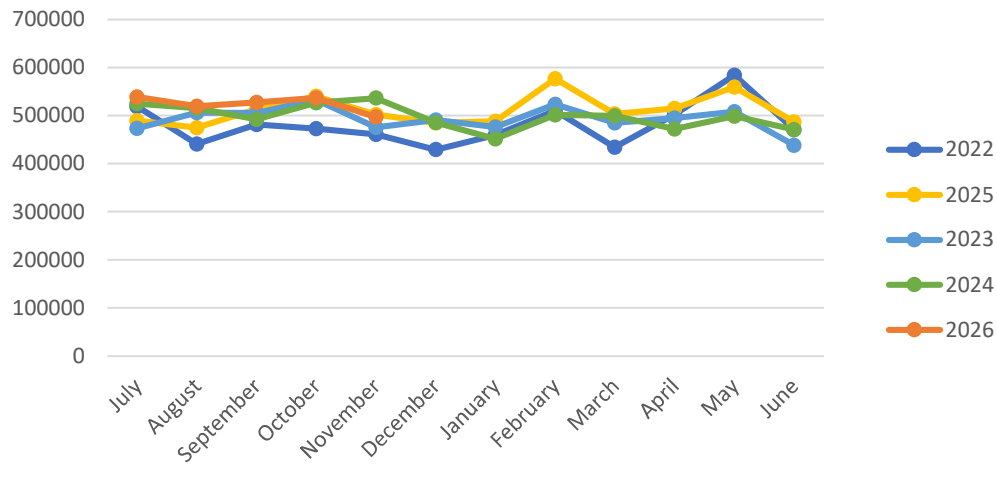
	2024-2025 Annual Budget	November Expenses	Year to Date Expenses	Year to Date Percentage of Budget	Budget Remaining
Capital Projects					
CDBG GRANT MATCH	275,000.00	68,217.00	210,163.00	76.42%	64,837.00
FIRE TRUCK LEASE PAYMENT	84,084.00	0.00	84,084.00	100.00%	0.00
CITY HALL HVAC REPLACEMENT	25,000.00	0.00	13,069.00	52.28%	11,931.00
25TH AND SHANNON LIFT STATION	61,646.00	7,405.00	19,523.00	31.67%	42,123.00
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	335,000.00	95.00	82,997.00	24.78%	252,003.00
STREETS SALT/SAND SPREADER	50,000.00	0.00	0.00	0.00%	50,000.00
SCADA PROJECT	357,143.00	0.00	0.00	0.00%	357,143.00
SIDEWALK PARTNERSHIP PROJ.	150,000.00	0.00	129,297.00	86.20%	20,703.00
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	20,000.00	17,891.00	17,891.00	89.46%	2,109.00
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	93,608.00	626,274.00	36.41%	1,093,599.00

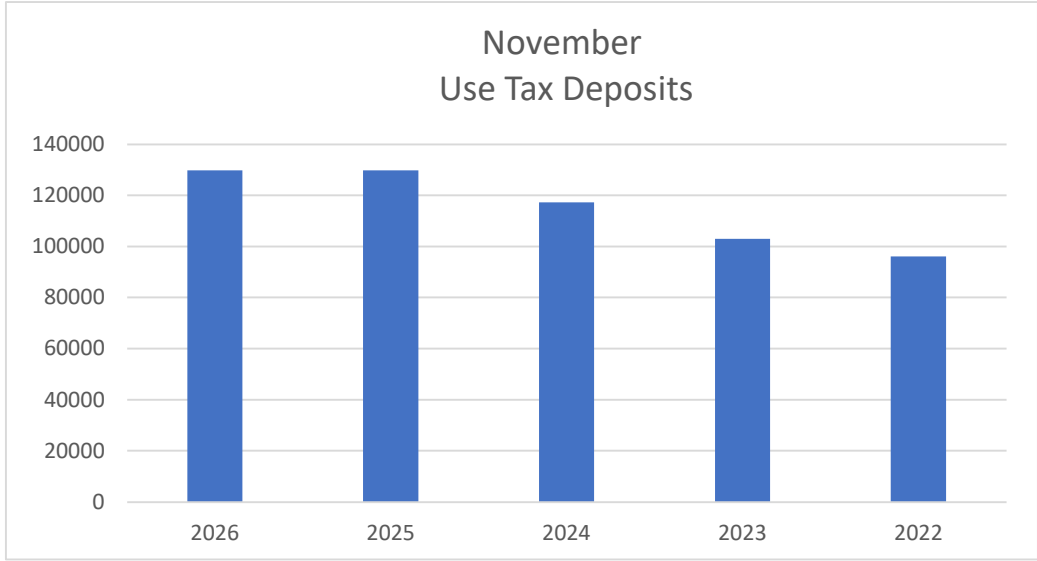
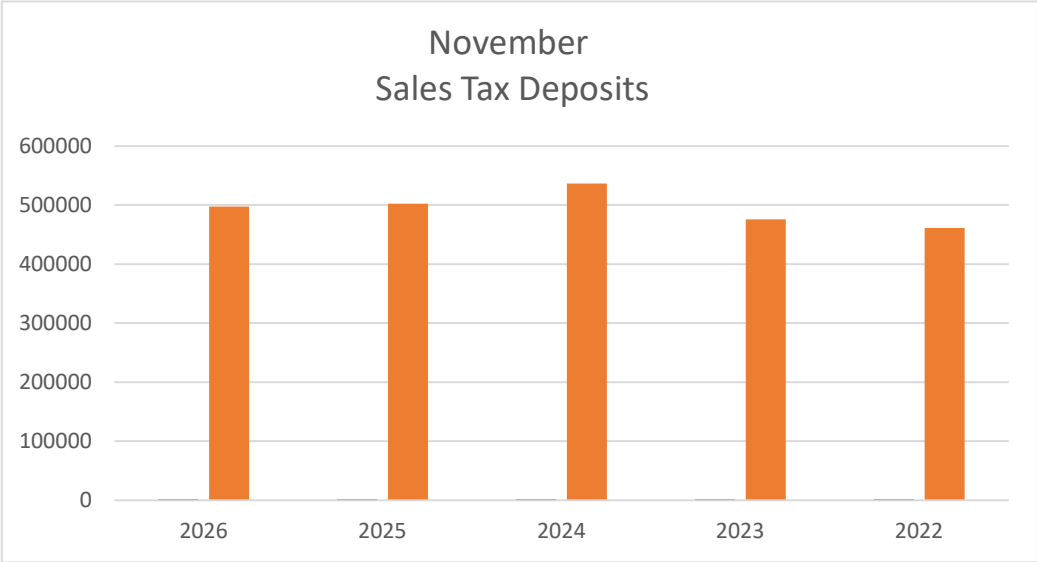
Revenues Over (under) Expenses	-90,886.00	-6,611.00	-165,304.00	181.88%	74,418.00
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Public Works Authority Monthly Income



Monthly Sales Tax Income





**Bethany/Warr Acres Public Works Authority
Financial Statement Summary
Year-To-Date for the Period Ending October 31st, 2025**

	BUDGET	ACTUAL	33.33% OF BUDGET
BEGINNING FUND BALANCE	\$2,357,608	\$2,357,608	
REVENUES	\$4,675,000	\$1,498,630	32.06%
EXPENDITURES	-\$3,900,561	-\$1,451,390	37.21%
REVENUES OVER (UNDER) EXPENDITURES	\$3,132,047	\$2,404,848	
TRANSFERS IN	\$0	\$0	
TRANSFERS OUT	\$0	\$0	
NET OTHER	\$0	\$0	
INCREASE (DECREASE) TO BEGINNING FUND BALANCE	\$774,439	\$47,240	
ENDING FUND BALANCE (BEFORE BUDGETED RESERVE)	\$3,132,047	\$2,404,848	
BUDGETED RESERVE	\$0	\$0	
ENDING FUND BALANCE	\$3,132,047	\$2,404,848	
ENDING BALANCE AS A PERCENTAGE OF ANNUAL REVENUES	67.00%	51.44%	

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, November 20, 2025 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, DECEMBER 2, 2025

6:30 P.M.

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

Chairman Sandoval called the Bethany Public Works Authority meeting to order at 8:03 P.M.

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

- A. APPROVAL OF MINUTES FROM NOVEMBER 18, 2025, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

A motion was made by Trustee Magirowsky, seconded by Trustee Ford to approve the consent docket. Yes votes: Falkner, Ford, Larsen,

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

ITEM NO. 2 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF NOTICE TO CITY CLERK REGARDING 2026 SCHEDULE OF REGULAR MEETINGS OF THE BETHANY PUBLIC WORKS AUTHORITY. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Chairman Sandoval, seconded by Trustee Powell to approve the notice to the City Clerk regarding 2026 Schedule of Regular Meetings of the Bethany Public Works Authority to begin at 6:30 p.m. Yes votes: Triana, Falkner, Sandoval, Powell, Plank, Smart, Magirowsky, Larsen, Ford. No votes: None. Motion approved.

ITEM NO. 3 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF AMENDMENT NO. 2 OF THE ENGINEERING CONTRACT BETWEEN THE CITY OF BETHANY AND TEIM DESIGN FOR THE AMERICAN RESCUE PLAN ACT GRANT FOR PENIEL WASTEWATER IMPROVEMENTS PROJECT IN THE DECREASE AMOUNT OF \$44,000.00 AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Trustee Magirowsky, seconded by Trustee Triana to approve Item No. 3 and Item No. 4. Yes votes: Powell, Triana, Sandoval, Magirowsky, Falkner, Plank, Larsen, Smart, Ford. No votes: None. Motion approved.

ITEM NO. 4 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF ENGINEERING DESIGN CONTRACT BETWEEN THE CITY OF BETHANY AND TEIM DESIGN FOR THE WATER SYSTEM BOOSTER PUMP STATION IMPROVEMENTS PROJECT IN THE AMOUNT OF \$319,000.00 AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY. (ELIZABETH GRAY, CITY MANAGER)**

This item was approved with Item no. 3.

ITEM NO. 5 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. 6 on the agenda was **ADJOURN UNTIL DECEMBER 16, 2025.**

Chairman Sandoval adjourned the Bethany Public Works Authority meeting at 8:05 P.M. until December 16, 2025.

CHAIRMAN

SECRETARY

BETHANY PUBLIC WORKS AUTHORITY

From: Michael Vaughn, Finance Director
Date: December 11, 2025
Subject: Claims list for the 12/16/2025 Bethany Public Works Authority Meeting

BETHANY PUBLIC WORKS AUTHORITY

FUND	AMOUNT
Bethany Public Works Authority	\$ 489,242.65
TOTAL	\$ 489,242.65

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 219,248.28
Bethany Public Works Authority	\$ 489,242.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 708,490.93

RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A		NON-DEPARTMENTAL				
26-54507	10-3436	BANCFIRST	2013 REVENUE NOTE	12/2025	JAN 2026	83,333.33
DEPARTMENT TOTAL:						83,333.33
DEPARTMENT: 02.0		FINANCE				
26-55397	10-005321	AMAZON CAPITAL SERVICES,	INRECEIPT PAPER, BATTERIES,	12/2025	20251120	48.59
26-54229	10-005702	TPS TECHNICAL PROGRAMMING	UTILITY BILL PRINTING	12/2025	122528	3,040.72
26-55488	10-006032	US PAYMENTS, LLC	PAYSITE NETWORK LIC	12/2025	040197	1,500.00
26-55407	10-1196	POSTMASTER	POSTAGE FOR MACHINE	12/2025	JAN 2026 POSTAGE	556.20
26-55454	10-2660	ODEQ WATER QUALITY DIV	KIRKLAND #2 CLASS D	12/2025	OE 4554465	62.00
26-55462	10-2660	ODEQ WATER QUALITY DIV	ADAMS #2 CLASS D	12/2025	OE 4554464	62.00
26-55448	10-3042	ACCURATE ENVIRONMENTAL	ADAMS CLASS D #2	12/2025	S21141	30.00
26-55452	10-3042	ACCURATE ENVIRONMENTAL	KIRKLAND CLASS D #2	12/2025	S21142	30.00
26-54735	10-4008	FRANCOTYP-POSTALIA INC	POSTAGE RENT/SOFTWARE	12/2025	RI106885462	15.98
DEPARTMENT TOTAL:						5,345.49
DEPARTMENT: 08.1		PUBLIC WORKS - ADMIN				
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	402.10
26-55344	10-005321	AMAZON CAPITAL SERVICES,	INADMIN COMPUTER-TERESA	12/2025	8745810	222.78
26-55354	10-005350	FORCE PERSONNEL	TEMP ADMIN HELP	12/2025	85438	630.93
26-55156	10-0130	AMERICAN FIRE & SAFETY	FIRE EXTINGUISHER	12/2025	132519	135.34
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	320.01
26-55370	10-3042	ACCURATE ENVIRONMENTAL	VOC & BAC T	12/2025	HK20080	816.00
DEPARTMENT TOTAL:						2,527.16
DEPARTMENT: 08.3		PUBLIC WORKS - SANIT				
26-55417	10-005321	AMAZON CAPITAL SERVICES,	INCABLES, EXT CORDS,CHARGER	12/2025	4550633	177.74
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	287.00
26-55446	10-005321	AMAZON CAPITAL SERVICES,	INTOOL BOX & LAVA SOAP	12/2025	6585047	253.29
26-55501	10-005321	AMAZON CAPITAL SERVICES,	INFULL FACE COVERS	12/2025	6362600	35.99
26-55317	10-005350	FORCE PERSONNEL	TEMP HELP	12/2025	85541	9,682.98
26-55379	10-005992	AEG PETROLEUM	DEF	12/2025	958957	278.00
26-54970	10-006290	STRADER BUILDING, INC.	SANITATION BUILDING	12/2025	12390	27,958.00
26-54701	10-0202	WASTE CONNECTIONS, INC	2ND QUATER ROLLOFFS	12/2025	3688561v013	4,385.87
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	7,420.68
26-55330	10-1551	UNITED ENGINES, LLC	PTO UNIT 95	12/2025	4144273	7,172.36
26-55412	10-1551	UNITED ENGINES, LLC	UNIT 99 PTO SPEED UP	12/2025	4144500	814.84
26-55425	10-1796	H.O.W. RUBBER, INC.	STEELTOP HOSE HYDRO LINE	12/2025	H20649	181.53
26-54700	10-4012	WASTE CONNECTIONS,INC	2ND QUARTER LANDFILL	12/2025	32887E012	23,547.41
26-55506	10-4012	WASTE CONNECTIONS,INC	NOV 25 FREE DAY LANDFILL	12/2025	32888E012	1,329.84
26-54702	10-4208	OKLAHOMA CITY TREASURY	2ND QUATER HAZARDOUS	12/2025	101125	2,014.50
DEPARTMENT TOTAL:						85,540.03

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 08.4 PUBLIC WORKS - MAINT						
26-55423	10-005321	AMAZON CAPITAL SERVICES,	INHEATER WASH BARN	12/2025	6695407	195.00
26-55446	10-005321	AMAZON CAPITAL SERVICES,	INTOOL BOX & LAVA SOAP	12/2025	6585047	29.00
26-55156	10-0130	AMERICAN FIRE & SAFETY	FIRE EXTINGUISHER	12/2025	132519	135.34
DEPARTMENT TOTAL:						359.34
DEPARTMENT: 12.0 UTILITY - WATER PLANT						
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	515.14
26-55403	10-005321	AMAZON CAPITAL SERVICES,	INHEATER AND WINTER BOOTS	12/2025	7884247	691.75
26-55417	10-005321	AMAZON CAPITAL SERVICES,	INCABLES, EXT CORDS,CHARGER	12/2025	4550633	101.90
26-55419	10-005321	AMAZON CAPITAL SERVICES,	INHEATERS FOR WELL HOUSE	12/2025	6414656	96.84
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	21.38
26-55501	10-005321	AMAZON CAPITAL SERVICES,	INFULL FACE COVERS	12/2025	6362600	17.99
26-55290	10-005707	INDUSTRIAL WELDING & TOOL	SROPANE	12/2025	39798699	257.42
26-54243	10-005900	TEIM DESIGN GROUP, PLLC	GAC FILTER	12/2025	13624	3,618.01
26-54710	10-0091	BRENNTAG SOUTHWEST	4 BARRELS OF POLY PHOSPHA	12/2025	BSW663929	1,627.40
26-54716	10-0091	BRENNTAG SOUTHWEST	3600 GALS OF AMMONIA	12/2025	BSW663345	1,919.61
26-55263	10-0091	BRENNTAG SOUTHWEST	ALUMINUM SULFATE	12/2025	BSW663344	2,520.00
26-55378	10-0225	GENUINE PARTS	UNIT 23	12/2025	102952	72.32
26-54354	10-1063	OG&E	MNTHLY SVC.	12/2025	20251114	25,268.16
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	234.84
26-54703	10-1128	OK CITY WATER UTILITIES	TR2ND QUARTER OKC WATER TIE	12/2025	OCT 250101040513	32,853.10
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	228.83
26-55482	10-1402	PHILLIP STINCHCOMB LIVING	TWELL LEASE 26,27,215	12/2025	NOV 2025	2,763.96
26-55396	10-1622	WESTLAKE ACE HARDWARE	PVC LIME SOLO	12/2025	3505226	246.97
26-55402	10-1622	WESTLAKE ACE HARDWARE	MURIATIC ACID	12/2025	3505231	9.99
26-55426	10-1622	WESTLAKE ACE HARDWARE	ACID MURIATIC	12/2025	8516870	179.82
26-55472	10-1622	WESTLAKE ACE HARDWARE	GAS CAN & THERMOMETER	12/2025	3505255	66.94
26-55503	10-1622	WESTLAKE ACE HARDWARE	COUPLEHOSE	12/2025	3505272	7.59
26-55483	10-2842	RONALD STINCHCOMB	WELL LEASE 26,27,215	12/2025	NOV LEASE	2,763.95
26-55287	10-3042	ACCURATE ENVIRONMENTAL	MONO PACKETS	12/2025	SU39774	695.40
26-55324	10-3042	ACCURATE ENVIRONMENTAL	SAMPLES	12/2025	HK10030	35.00
26-55338	10-3042	ACCURATE ENVIRONMENTAL	CK SEWER N PENIEL BRIDGE	12/2025	HK12092	70.00
26-55348	10-3042	ACCURATE ENVIRONMENTAL	MONO & HARDNESS INDICATOR	12/2025	SU39775	431.14
26-55370	10-3042	ACCURATE ENVIRONMENTAL	VOC & BAC T	12/2025	HK18128	1,870.00
26-55316	10-3487	AIRGAS USA, LLC	CO2	12/2025	9166781858	6,296.22
26-55390	10-3919	MISSISSIPPI LIME	LIME	12/2025	CD152371	10,481.01
26-55433	10-3919	MISSISSIPPI LIME	LIME	12/2025	CD154767	10,476.84
DEPARTMENT TOTAL:						106,439.52

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 12.1 UTILITY - WATER LINE						
26-55418	10-005321	AMAZON CAPITAL SERVICES,	INBOOTS HEADLAMPS HARDHAT	12/2025	7706624	220.47
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	67.13
26-55501	10-005321	AMAZON CAPITAL SERVICES,	INFULL FACE COVERS	12/2025	6362600	8.99
26-55379	10-005992	AEG PETROLEUM	DEF	12/2025	958957	10.00
26-55228	10-1066	OKLAHOMA CONTRACTOR'S SUPPL	SUPPLIES	12/2025	0386938-IN	1,944.00
26-55314	10-1066	OKLAHOMA CONTRACTOR'S SUPPL	3/4 CURBSTOP 90BEND	12/2025	0386939-IN	780.00
26-55375	10-1066	OKLAHOMA CONTRACTOR'S SUPPL	FIRE HYDRANT RISER	12/2025	0386954-IN	435.00
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	686.51
26-55393	10-2123	HOME DEPOT CREDIT SVCS	IMPACT WRENCH/SOCKET	12/2025	020003/7423984	747.00
26-55351	10-2530	IMPROVED CONSTRUCTION METHO	BLUE MARKING PAINT	12/2025	085848	156.00
26-55436	10-2557	CORE & MAIN LP	6 INCH REPAIR CLAMPS	12/2025	CNV1000019208	522.00
26-55438	10-2557	CORE & MAIN LP	CLAMP WITH TAPPING	12/2025	CNV1000019344	240.79
26-55382	10-3001	EASTON SOD	SOD	12/2025	0292480	170.00
26-55389	10-3924	ODEQ	GERARDO RODRIGUEZ	12/2025	TOC 4509180	62.00
26-55422	10-3924	ODEQ	ODEQ TEST	12/2025	OE 4554442	186.00
26-54301	10-4090	AT&T MOBILITY	METER READERS	12/2025	11192025X	267.44
DEPARTMENT TOTAL:						6,503.33
DEPARTMENT: 12.2 UTILITY - SEWER						
26-55201	10-004725	RUCKER ELECTRIC INCORPORATE	WIRE PUMPS	12/2025	015593	170.00
26-54502	10-005156	COX COMMUNICATIONS INC.	MNTHLY PHONE SVC.	12/2025	20251130-	284.52
26-55418	10-005321	AMAZON CAPITAL SERVICES,	INBOOTS HEADLAMPS HARDHAT	12/2025	7706624	220.47
26-55435	10-005321	AMAZON CAPITAL SERVICES,	INCALENDER,BATTERYBACKUP	12/2025	0628232	67.13
26-55501	10-005321	AMAZON CAPITAL SERVICES,	INFULL FACE COVERS	12/2025	6362600	8.99
26-55437	10-006228	NATIONAL TANK & EQUIPMENT	L24TH AND PENIAL	12/2025	441249-0002	4,161.10
26-54354	10-1063	OG&E	MNTHLY SVC.	12/2025	20251114	4,232.71
26-54321	10-1068	ONG	MONTHLY SVC	12/2025	20251117	254.15
26-55475	10-1261	RED ROCK PETRO	4200 DIESEL & 3800 UNLED	12/2025	1619887	203.81
26-54498	10-1785	BETHANY-WARR ACRES PWA	SEWER PROCESSING	12/2025	NOV 2025	183,390.68
26-54301	10-4090	AT&T MOBILITY	METER READERS	12/2025	11192025X	51.89
DEPARTMENT TOTAL:						193,045.45

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 97.0		DEBT SERVICE				
26-54507	10-3436	BANCFIRST	2013 REVENUE NOTE	12/2025	JAN 2026	6,149.00
					DEPARTMENT TOTAL:	6,149.00
					FUND TOTAL:	489,242.65

BETHANY PUBLIC WORKS AUTHORITY

From: Michael Vaughn, Finance Director
Date: 12/16/2025
Subject: Budget Amendment 26-13

BACKGROUND

On December 2nd, the City Council approved an engineering contract for engineering services for a project to refurbish the booster pump station at the Water Plant. The total of the engineering contract is \$319,000.

Budget Amendment 26-13 Appropriates the funds for this engineering project, which will be provided by the 2024 OWRB FAP loan. Later amendments will need to be adopted when the construction amount can be estimated.

RECOMMENDATION

1. Approve Budget Amendment 26-13 (attached)

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

ADDITIONAL COMMENTS

NOTICE: On Thursday, November 20, 2025, 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, DECEMBER 2, 2025

6:30 P.M.

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

Chairman Sandoval called the Bethany Hospital Trust meeting to order at 8:05 P.M.

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

- A. APPROVAL OF MINUTES FROM NOVEMBER 18, 2025, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

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

ITEM NO. 2 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF NOTICE TO CITY CLERK REGARDING 2026 SCHEDULE OF REGULAR MEETINGS OF THE BETHANY HOSPITAL TRUST. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Chairman Sandoval, seconded by Trustee Powell to approve the notice to the City Clerk regarding 2026 Schedule of Regular Meetings of the Bethany Hospital Trust to begin at 6:30 p.m. Yes votes: Triana, Falkner, Sandoval, Powell, Plank, Smart, Magirowsky, Larsen, Ford. 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 DECEMBER 16, 2025.**

Chairman Sandoval adjourned the Bethany Hospital Trust meeting at 8:06 P.M. until December 16, 2025.

CHAIRMAN

SECRETARY

BETHANY HOSPITAL TRUST

From: Michael Vaughn, Finance Director
Date: December 11, 2025
Subject: Claims list for the 12/16/2025 Bethany Hospital Trust Meeting

BETHANY HOSPITAL TRUST

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

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 219,248.28
Bethany Public Works Authority	\$ 489,242.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 708,490.93

RECOMMENDATION

1. Approve claims as presented.



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BETHANY DEVELOPMENT AUTHORITY

BETHANY CITY HALL

TUESDAY, DECEMBER 2, 2025

6:30 P.M.

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

Chairman Sandoval called the Bethany Development Authority meeting to order at 8:06 P.M.

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

A. APPROVAL OF MINUTES FROM NOVEMBER 18, 2025, REGULAR MEETING.

B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.

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

ITEM NO. 2 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF NOTICE TO CITY CLERK REGARDING 2026 SCHEDULE OF REGULAR MEETINGS OF THE BETHANY DEVELOPMENT AUTHORITY. (ELIZABETH GRAY, CITY MANAGER)

A motion was made by Chairman Sandoval, seconded by Trustee Magirowsky to approve the notice to the City Clerk regarding 2026 Schedule of Regular Meetings of the Bethany Public Development Authority to begin at 6:30 p.m. Yes votes: Triana, Falkner, Sandoval, Powell, Plank, Smart, Magirowsky, Larsen, Ford. 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 DECEMBER 16, 2025.

Chairman Sandoval adjourned the Bethany Development Authority meeting at 8:07 P.M. until December 16, 2025.

CHAIRMAN

SECRETARY

BETHANY DEVELOPMENT AUTHORITY

From: Michael Vaughn, Finance Director
Date: December 11, 2025
Subject: Claims list for the 12/16/2025 Bethany Development Authority Meeting

BETHANY DEVELOPMENT AUTHORITY

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

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 219,248.28
Bethany Public Works Authority	\$ 489,242.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ -
TOTAL	\$ 708,490.93

RECOMMENDATION

1. Approve claims as presented.

