

NOTICE: On Thursday, July 31, 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 necessary accommodation.

BETHANY CITY COUNCIL MEETING

BETHANY CITY HALL

AUGUST 5, 2025

6:30 P.M.

- | | | |
|-------------------------|--|---|
| MEMBERS PRESENT: | Amanda Sandoval
Peter Plank
Chris Powell
Kathy Larsen
Burt Falkner
Aja Triana
Ken Smart
Brian Magirowsky | Mayor
Vice-Mayor
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member |
| MEMBERS ABSENT: | Chandra Ford | Council Member |
| OTHERS PRESENT: | Elizabeth Gray
Ray Jones
Michael Vaughn
Lesa LaMar
Steve Manek
Brett Crecelius
Lloyd Spaugy
John Nelson
(See Roster) | City Manager
City Attorney
City Clerk/Treasurer
Deputy City Clerk
TEIM Design
Community Development Dir.
Crafton Tull
Animal Welfare Officer |

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

Mayor Sandoval called the Bethany City Council meeting to order at 6:34 P.M.

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

The Invocation was given by Council Member Falkner.
The Flag Salute was conducted by Council Member Magirowsky.

ITEM NO. 3 CONSENT DOCKET:

- A. **APPROVAL OF MINUTES FROM THE JULY 15, 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 MINUTES FROM THE JULY 15, 2025, SPECIAL CALLED MEETING.**
- D. **ACKNOWLEDGE RECEIPT OF NOTICE OF FILING OF APPLICATION FOR AFFORDABLE HOUSING TAX CREDIT DEVELOPMENT: WEST OAK VILLAGE/OHFA AHTC #25-06-39.**
- E. **PUBLIC IMPROVEMENT-ROUTINE ITEM: ACCEPT OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) PERMIT NO. WL000055250661 FOR THE CONSTRUCTION OF 360 LINEAR FEET OF SIX (6) INCH PVC POTABLE WATER LINE AND ALL APPURTENANCES TO SERVE THE CITY OF BETHANY FIRE DEPARTMENT TRAINING TOWER PROJECT, OKLAHOMA COUNTY, OKLAHOMA.**
- F. **APPROVAL OF LUMP SUM PAYMENT TO RETIREE JOSE M. ROMAN FROM OKMRF RETIREMENT ACCOUNT.**

Council Member Larsen requested to have Item D pulled from the consent docket and voted on separately.

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

City Manager Gray explained that Item D is just for informational purposes, and anyone may send letters of support or nonsupport of the tax credit that has been applied for.

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

ITEM NO. 4 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE NO. 2078, AN ORDINANCE AMENDING SECTION 154.026 TO THE BETHANY CODE OF ORDINANCES TO REQUIRE TRAFFIC STUDY IN CERTAIN SITUATIONS. (RAY JONES, CITY ATTORNEY)

A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.

Attorney Jones explained the intentions of the additions to the ordinance. Council members asked clarifying questions. The developer will pay for the traffic impact analysis. If there are more than 100 trips within a certain amount of time, then a traffic study will be required.

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2078, ON READING BY TITLE ONLY.

A motion was made by Council Member Magirowsky, seconded by Council Member Larsen to approve Ordinance No. 2078 on reading by Title Only. Yes votes: Falkner, Smart, Powell, Plank, Larsen, Sandoval, Triana, Magirowsky. No votes: None. Motion approved.

C. MOTION TO APPROVE SECTIONS 1-3 OF ORDINANCE NO. 2078.

A motion was made by Council Member Magirowsky, seconded by Council Member Larsen to approve Sections 2-3 of Ordinance No. 2078. Yes votes: Powell, Larsen, Triana, Magirowsky, Plank, Falkner, Sandoval, Smart. No votes: None. Motion approved.

ITEM NO. 5 on the agenda was PUBLIC HEARING ITEM: CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE NO. 2079, AN ORDINANCE AMENDING THE ZONING ORDINANCES, MAP, AND COMPREHENSIVE PLAN OF THE CITY OF BETHANY, OKLAHOMA, BY INCLUDING IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, THE PROPERTY LOCATED AT NW 36TH STREET AND N. ROCKWELL AVE. IN BETHANY, OKLAHOMA COUNTY, OKLAHOMA AS MORE PARTICULARLY DESCRIBED HEREINAFTER. (RAY JONES, CITY ATTORNEY)

A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.

City Manager Gray reported to the council that this item passed Planning and Zoning with votes 4 to 1 with no abstentions.

Attorney Jones explained that a PUD is more flexible with the amount of density placed on the property. A PUD must be completed with a certain amount of time, or the zoning reverts to the previous zoning.

Lloyd Spaugy with Crafton Tull spoke proposing 25 duplexes on the property and was unsure if the units would be for sale or for rent.

B. PUBLIC COMMENT.

None.

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2079, ON READING BY TITLE ONLY.

A motion was made by Vice-Mayor Plank, seconded by Council Member Powell to approve Ordinance No. 2079 on reading by Title Only. Yes votes: Powell, Smart, Sandoval, Plank, Triana. No votes: Larsen, Magirowsky, Falkner. Motion approved.

D. MOTION TO APPROVE SECTION 1 OF ORDINANCE NO. 2079. E. ACTION ON SECTION 2 OF ORDINANCE NO. 2079, THE EMERGENCY SECTION.

A motion was made by Vice-Mayor Plank, seconded by Council Member Powell to approve Section 1 of Ordinance 2079. Yes votes: Smart, Sandoval, Falkner, Powell, Triana, Plank. No votes: Larsen, Magirowsky. Motion approved.

E. ACTION ON SECTION 2 OF ORDINANCE NO. 2079, THE EMERGENCY SECTION.

A motion was made by Council Member Larsen, seconded by Council Member Magirowsky to deny approval of the emergency section. Yes votes: Magirowsky, Larsen, Falkner. No votes: Smart, Powell, Plank, Sandoval, Triana. The motion failed to deny the Emergency Section.

ITEM NO. 6 on the agenda was **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.)**

None.

ITEM NO. 7 on the agenda was **CITYWIDE PUBLIC WORKS PROJECTS UPDATE BY TEIM DESIGN. (ELIZABETH GRAY, CITY MANAGER)**

Steve Manek with TEIM Design presented an update of all projects to the council. This update is included in the agenda packet.

ITEM NO. 8 on the agenda **CONSIDERATION AND POSSIBLE APPROVAL TO RATIFY EMERGENCY REPAIR EXPENDITURES UTILIZING THE KRAPFF-REYNOLDS CONSTRUCTION CO. ON-CALL/EMERGENCY CONTRACT FOR SEWER LINE RE-**

PAIR SERVICES ON MUELLER AVENUE NEAR 55TH STREET IN BETHANY OKLAHOMA IN THE APPROXIMATE AMOUNT OF \$150,000.00. (ELIZABETH GRAY, CITY MANAGER)

A motion was made by Council Member Larsen, seconded by Council Member Magirowsky to approve to ratify emergency repair expenditures utilizing the Krapff-Reynolds Construction Co. on-call/emergency contract for Sewer Line Repair Services on Mueller Avenue near 55th Street in Bethany Oklahoma in the approximate amount of \$150,000.00. Yes votes: Magirowsky, Smart, Powell, Plank, Larsen, Sandoval, Triana, Falkner. No votes: None. Motion approved.

ITEM NO. 9 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF PAYMENT TO OG&E IN THE AMOUNT OF \$22,708.63 FOR NECESSARY ELECTRICAL UPGRADES TO CONSTRUCT AND OPERATE THE NEW LIFT STATION AT NW 31ST AND PENIEL. (ELIZABETH GRAY, CITY MANAGER)

A motion was made by Council Member Magirowsky, seconded by Council Member Smart to approve the payment to OG&E in the amount of \$22,708.63 for necessary electrical upgrades to construct and operate the new lift station at NW 31st and Peniel. Yes votes: Sandoval, Larsen, Smart, Magirowsky, Plank, Triana, Powell, Falkner. No votes: None. Motion approved.

ITEM NO. 10 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF AN AGREEMENT BETWEEN COUNCIL VETERINARY HOSPITAL AND THE CITY OF BETHANY TO PROVIDE LOW-COST RABIES VACCINATIONS FOR ANIMALS IMPOUNDED AT THE BETHANY ANIMAL SHELTER AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY. (ELIZABETH GRAY, CITY MANAGER)

Animal Welfare Officer Nelson reported that the shots must be administered by a veterinarian for the shots to be recognized by the state.

A motion was made by Council Member Larsen, seconded by Council Member Magirowsky to approve an agreement between Council Veterinary Hospital and the City of Bethany to provide low-cost rabies vaccinations for animals impounded at the Bethany Animal Shelter and authorize the mayor to sign the document on behalf of the City of Bethany. Yes votes: Sandoval, Magirowsky, Smart, Triana, Plank, Powell, Falkner, Larsen. No votes: None. Motion approved.

ITEM NO. 11 on the agenda was CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1721, A RESOLUTION APPROVING THE WAIVER OF DUMPSTER FEES FOR THE COMMUNITY BUILDS COMMUNITY VOLUNTEER PROGRAM. (RAY JONES, CITY ATTORNEY)

A motion was made by Council Member Smart, seconded by Council Member Larsen to approve Resolution No. 1721. Yes votes: Sandoval, Powell, Magirowsky, Plank, Larsen, Smart, Triana, Falkner. No votes: None. Motion approved.

ITEM NO. 12 on the agenda WAS EXECUTIVE SESSION FOR DISCUSSING THE PURCHASE, ACQUISITION, OR APPRAISAL OF REAL PROPERTY ALONG THE ROUTE 66 CORRIDOR BY THE CITY OF BETHANY. (RAY JONES, CITY ATTORNEY)

A. MOTION TO ENTER EXECUTIVE SESSION.

A motion was made by Council Member Magirowsky, seconded by Council Member Triana to enter Executive Session at 7:32. Yes votes: Triana, Smart, Powell, Larsen, Plank, Falkner, Magirowsky, Sandoval. No votes: None. Motion approved.

B. MOTION TO EXIT EXECUTIVE SESSION.

A motion was made by Council Member Smart, seconded by Vice-Mayor Plank to exit Executive Session at 8:14. Yes votes: Larsen, Powell, Plank, Falkner, Smart, Sandoval, Magirowsky, Triana. No votes: None. Motion approved.

There was no motion or vote following the Executive Session adjournment.

ITEM NO. 13 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. 14 on the agenda was the CITY ATTORNEY’S REPORT.

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

ITEM NO. 15 on the agenda was the CITY MANAGER’S REPORT.

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

ITEM NO. 16 on the agenda was COUNCIL MEMBERS’ ANNOUNCEMENTS, COMMENTS, AND PROPOSALS.

Each council member was given the opportunity to comment.

ITEM NO. 17 on the agenda was **ADJOURN UNTIL AUGUST 19, 2025.**

Mayor Sandoval adjourned the Bethany City Council meeting at 8:25 P.M. until August 19, 2025.

MAYOR

CITY CLERK

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BETHANY PUBLIC WORKS AUTHORITY MEETING

BETHANY CITY HALL

TUESDAY, AUGUST 5, 2025

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Peter Plank	Vice-Chairman
	Burt Falkner	Trustee
	Chris Powell	Trustee
	Kathy Larsen	Trustee
	Aja Triana	Trustee
	Ken Smart	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	Chandra Ford	Trustee
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	Steve Manek	TEIM Design
	Brett Crecelius	Community Development Dir.
	Loyd Spaugy	Crafton Tull
	John Nelson	Animal Welfare Officer
	(See Roster)	

Chairman Sandoval called the Bethany Public Works Authority meeting to order at 8:25 P.M.

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

- A. APPROVAL OF MINUTES FROM THE JULY 15, 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 Vice-Chairman Plank to approve the consent docket. Yes votes: Larsen, Magirowsky, Sandoval, Smart, Triana, Plank, Falkner, Powell. No Votes: None. Motion approved.

ITEM NO. 2 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL TO RATIFY EMERGENCY REPAIR EXPENDITURES UTILIZING THE KRAPFF-REYNOLDS CONSTRUCTION CO. ON-CALL/EMERGENCY CONTRACT FOR SEWER LINE REPAIR SERVICES ON MUELLER AVENUE NEAR 55TH STREET IN BETHANY OKLAHOMA IN THE APPROXIMATE AMOUNT OF \$150,000.00. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Trustee Smart, seconded by Trustee Falkner to approve to ratify emergency repair expenditures utilizing the Krapff-Reynolds Construction Co. on-call/emergency contract for Sewer Line Repair Services on Mueller Avenue near 55th Street in Bethany Oklahoma in the approximate amount of \$150,000.00. Yes votes: Magirowsky, Smart, Powell, Plank, Larsen, Sandoval, Triana, Falkner. No votes: None. Motion approved.

ITEM NO. 3 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF A PURCHASE OF A BOBCAT D33S-9 FORKLIFT FROM DOOSAN BOBCAT NORTH AMERICA IN THE AMOUNT OF \$41,170.00. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Trustee Falkner, seconded by Trustee Magirowsky to approve the purchase of a Bobcat D33S-9 Forklift from Doosan Bobcat North America in the amount of \$41,170.00. Yes votes: Powell, Larsen, Sandoval, Magirowsky, Plank, Smart, Triana, Falkner. No votes: None. Motion approved.

ITEM NO. 4 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS "MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA")**.

None

ITEM NO. 5 on the agenda was **ADJOURN UNTIL AUGUST 19, 2025.**

Chairman Sandoval adjourned the Bethany Public Works Authority meeting at 8:27 P.M. until August 19, 2025.

CHAIRMAN

SECRETARY

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BETHANY HOSPITAL TRUST MEETING

BETHANY CITY HALL

TUESDAY, AUGUST 5, 2025

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Peter Plank	Vice-Chairman
	Burt Falkner	Trustee
	Chris Powell	Trustee
	Kathy Larsen	Trustee
	Aja Triana	Trustee
	Ken Smart	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	Chandra Ford	Trustee
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	Steve Manek	TEIM Design
	Brett Crecelius	Community Development Dir.
	Loyd Spaugy	Crafton Tull
	John Nelson	Animal Welfare Officer
	(See Roster)	

Chairman Sandoval called the Bethany Hospital Trust meeting to order at 8:27 P.M.

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

- A. APPROVAL OF MINUTES FROM JULY 15, 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: Larsen, Sandoval, Magirowsky, Triana, Plank, Smart, Falkner, Powell. No Votes: None. Motion approved.

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

None

ITEM NO. 3 on the agenda was **ADJOURN UNTIL AUGUST 19, 2025**.

Chairman Sandoval adjourned the Bethany Hospital Trust meeting at 8:28 P.M. until August 19, 2025.

CHAIRMAN

SECRETARY

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BETHANY DEVELOPMENT AUTHORITY

BETHANY CITY HALL

TUESDAY, AUGUST 5, 2025

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Peter Plank	Vice-Chairman
	Burt Falkner	Trustee
	Chris Powell	Trustee
	Kathy Larsen	Trustee
	Aja Triana	Trustee
	Ken Smart	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	Chandra Ford	Trustee
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	Steve Manek	TEIM Design
	Brett Crecelius	Community Development Dir.
	Loyd Spaugy	Crafton Tull
	John Nelson	Animal Welfare Officer
	(See Roster)	

Chairman Sandoval called the Bethany Development Authority meeting to order at 8:28 P.M.

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

A. APPROVAL OF MINUTES FROM JULY 15, 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: Smart, Sandoval, Larsen, Plank, Magirowsky, Powell, Falkner, Triana. No votes: None. Motion passed.

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

None

ITEM NO. 3 on the agenda was **ADJOURN UNTIL AUGUST 19, 2025**.

Chairman Sandoval adjourned the Bethany Development Authority meeting at 8:28 P.M. until August 19, 2025.

CHAIRMAN

SECRETARY