

NOTICE: On Thursday, December 11, 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 16, 2025

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval Chris Powell Aja Triana Chandra Ford Kathy Larsen Brian Magirowsky Burt Falkner Ken Smart	Mayor Council Member Council Member Council Member Council Member Council Member Council Member Council Member
MEMBERS ABSENT:	Peter Plank	Vice-Mayor
OTHERS PRESENT:	Elizabeth Gray Ray Jones Michael Vaughn Lesa LaMar Steve Manek Brett Crecelius (See Roster)	City Manager City Attorney City Clerk/Treasurer Deputy City Clerk TEIM Design Engineer Community Dev. Director

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 Smart.
The Flag Salute was conducted by Council Member Falkner.

ITEM NO. 3 on the agenda was **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.**

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

ITEM NO. 4 on the agenda was **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.**

City Manager Gray informed the council members that Planning and Zoning had a split vote.

- B. PUBLIC COMMENTS.**

David Bingham- 3309 N. Elm Place
Scott Erwin- 3401 N. Elm Place
Kaitlyn Turner- 525 NW 11th- with Box Law Firm on behalf of the applicant.

- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2085, ON READING BY TITLE ONLY.**

This project is intended to be an office development with minimal traffic. The ordinance prompted a lot of discussion.

A motion was made by Council Member Magirowsky, seconded by Council Member Larsen to not approve Ordinance No. 2085 (C), on Reading by Title only and Ordinance No. 2085 (D) Section 1. Yes votes: Ford, Smart, Powell, Triana Sandoval, Falkner, Magirowsky, Larsen. No votes: None. Motion approved.

- D. MOTION TO APPROVE SECTION 1 OF ORDINANCE NO. 2085.**

This item was approved with Item 4 (C).

ITEM NO. 5 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. 6 on the agenda was **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.

Attorney Ray Jones explained to the council that 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).

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2086, ON READING BY TITLE ONLY.

A motion was made by Council Member Magirowsky, seconded by Council Member Triana to approve Ordinance No. 2086 (B) and (C) of Ordinance No. 2086. Yes votes: Smart, Falkner, Triana, Powell, Larsen, Magirowsky, Sandoval, Larsen. No votes: None. Motion approved.

C. MOTION TO APPROVE SECTIONS 1-3 OF ORDINANCE NO. 2086.

This item was approved with Item 6 (B).

ITEM NO. 7 on the agenda was **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)**

City Manager Gray reported 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.

A motion was made by Council Member Larsen, seconded by Council Member Falkner to approve Change Order #4. Yes votes: Sandoval, Smart, Falkner, Powell, Larsen, Ford, Triana, Magirowsky. No votes: None. Motion approved.

ITEM NO. 8 on the agenda was **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)**

A motion was made by Council Member Falkner, seconded by Council Member Larsen to approve Invoice No. 4 to Brewer Construction Oklahoma, LLC in the amount of \$48,648.60. Yes votes: Magirowsky, Falkner, Sandoval, Powell, Larsen, Smart, Triana, Ford. No votes: None. Motion approved.

ITEM NO. 9 on the agenda was **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)**

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

ITEM NO. 10 on the agenda was **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)**

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

ITEM NO. 11 on the agenda was **DISCUSSION AND POSSIBLE ACTION ON TOWERPOINT LETTER OF INTENT TO ACQUIRE RIGHTS TO LEASES AT WATER TOWER. (RAY JONES, CITY ATTORNEY)**

This item generated a lot of discussion.

A motion was made by Council Member Smart, seconded by Council Member Powell to continue to negotiate the contract. Yes votes: Larsen, Ford, Sandoval, Triana, Falkner, Magirowsky, Smart, Powell. No votes: None. Motion approved.

ITEM NO. 12 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None.

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

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

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

Finance Director Vaughn presented the monthly financial report.

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

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

Each council member was given the opportunity to comment.

ITEM NO. 16 on the agenda was **ADJOURN UNTIL JANUARY 6, 2026**.

Mayor Sandoval adjourned the Bethany City Council meeting at 7:44 P.M. until January 6, 2026.

CITYCLERK

MAYOR

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BETHANY PUBLIC WORKS AUTHORITY MEETING

BETHANY CITY HALL

TUESDAY, DECEMBER 16, 2025

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
	Burt Falkner	Trustee
	Ken Smart	Trustee
MEMBERS ABSENT:	Peter Plank	Vice-Chairman
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 7:44 P.M.

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

- A. APPROVAL OF MINUTES FROM 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.**

A motion was made by Trustee Powell, seconded by Trustee Magirowsky to approve Items 1, 2, 3, 4 , and 5. Yes votes: Falkner, Ford, Larsen, Sandoval, Triana, Magirowsky, Powell, Smart. No Votes: None. Motion approved.

ITEM NO. 2 on the agenda was **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)**

This item was approved with Item No. 1.

ITEM NO. 3 on the agenda was **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)**

This item was approved with Item No. 1.

ITEM NO. 4 on the agenda was **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)**

This item was approved with Item no. 1.

ITEM NO. 5 on the agenda was **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)**

This item was approved with Item no. 1.

ITEM NO. 6 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. 7 on the agenda was **ADJOURN UNTIL JANUARY 6, 2026.**

Chairman Sandoval adjourned the Bethany Public Works Authority meeting at 7:45 P.M. until January 6, 2026.

CHAIRMAN

SECRETARY

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BETHANY HOSPITAL TRUST MEETING

BETHANY CITY HALL

TUESDAY, DECEMBER 16, 2025

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
	Burt Falkner	Trustee
	Ken Smart	Trustee
MEMBERS ABSENT:	Peter Plank	Vice-Chairman
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 7:45 P.M.

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

- A. APPROVAL OF MINUTES FROM 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.**

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 **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 JANUARY 6, 2026**.

Chairman Sandoval adjourned the Bethany Hospital Trust meeting at 7:46 P.M. until January 6, 2026.

CHAIRMAN

SECRETARY

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BETHANY DEVELOPMENT AUTHORITY

BETHANY CITY HALL

TUESDAY, DECEMBER 16, 2025

6:30 P.M.

MEMBERS PRESENT:	Amanda Sandoval	Chairman
	Chris Powell	Trustee
	Aja Triana	Trustee
	Kathy Larsen	Trustee
	Chandra Ford	Trustee
	Brian Magirowsky	Trustee
	Burt Falkner	Trustee
	Ken Smart	Trustee
MEMBERS ABSENT:	Peter Plank	Vice-Chairman
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 7:46 P.M.

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

- A. APPROVAL OF MINUTES FROM 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.**

A motion was made by Trustee Magirowsky, seconded by Trustee Triana to approve the consent docket. Yes votes: Larsen, Smart, Sandoval, Falkner, Magirowsky, Ford, Powell, 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 JANAUARY 6, 2026.**

Chairman Sandoval adjourned the Bethany Development Authority meeting at 7:46 P.M. until January 6, 2026.

CHAIRMAN

SECRETARY