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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](http://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.

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# AGENDA

## BETHANY CITY COUNCIL

**TUESDAY, AUGUST 5, 2025**  
**6:30 P.M.**

**BETHANY CITY HALL**  
**6700 NW 36<sup>TH</sup> ST**  
**BETHANY, OKLAHOMA**



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1. Call to Order
2. Invocation and Flag Salute
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.
4. 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.
    - B. Consideration and possible action to approve Ordinance No. 2078, on reading by title only.
    - C. Motion to approve Sections 1-3 of Ordinance No. 2078.
  5. 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.
    - B. Public comment.
    - C. Consideration and possible action to approve Ordinance No. 2079, on reading by title only.
    - D. Motion to approve Section 1 of Ordinance No. 2079.
    - E. Action on Section 2 of Ordinance No. 2079, the emergency section.
  6. 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.)*
  7. Citywide public works projects update by TEIM Design. *(Elizabeth Gray, City Manager)*
  8. 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 55<sup>th</sup> Street in Bethany Oklahoma in the approximate amount of \$150,000.00. *(Elizabeth Gray, City Manager)*
  9. 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)*
  10. 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)*

11. 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)*
12. 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.
  - B. Motion to exit Executive Session.
13. 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”).*
14. City Attorney’s Report.
15. City Manager’s Report.
16. Mayor and Council Members Comments and Suggestions.
17. Adjourn until August 19, 2025.

## **BETHANY PUBLIC WORKS AUTHORITY**

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  - B. Approval of Claims: These claims have been found to be in order by staff and proper as to form and procedure and are recommended for payment. A copy of the Claims List is included in the agenda packet.
2. 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 55<sup>th</sup> Street in Bethany Oklahoma in the approximate amount not to exceed \$150,000.00. *(Elizabeth Gray, City Manager)*
3. Consideration and possible approval of purchase of a Bobcat D33S-9 Forklift from Doosan Bobcat North America in the amount of \$41,170.00 for the Water Treatment Plant. *(Elizabeth Gray, City Manager)*
4. 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”).*

5. Adjourn until August 19, 2025.

## **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 August 19, 2025.

## **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 August 19, 2025.

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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.)

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NOTICE: On Thursday, July 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.

**BETHANY CITY COUNCIL MEETING**

**BETHANY CITY HALL**

**JULY 15, 2025**

**6:30 P.M.**

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

**MEMBERS ABSENT:** None

<b>OTHERS PRESENT:</b>	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	(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 Magirowsky.  
The Flag Salute was conducted by Council Member Falkner.

**ITEM NO. 3 CONSENT DOCKET:**

- A. APPROVAL OF MINUTES FROM THE JULY 1, 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 FY 2026 LASERFICHE AGREEMENT WITH IMAGENET CONSULTING.**
- D. PUBLIC IMPROVEMENT-ROUTINE ITEM: ACCEPT ROADWAY IMPROVEMENTS FOR GENERAL OBLIGATION BOND PROPOSITION 1-E (NW 30TH FROM ROCKWELL TO PENIEL), PROPOSITION 1-F (MUELLER FROM NW 44TH TO NW 50TH) AND PROPOSITION 1-G (DIVIS FROM NW 36TH TO NW 39TH) AND PLACE MAINTENANCE BOND INTO EFFECT.**
- E. APPROVAL OF BUDGET AMENDMENT 26-02.**
- F. APPROVAL OF BUDGET AMENDMENT 26-03.**
- G. APPROVAL OF BUDGET AMENDMENT 26-04.**

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

**ITEM NO. 4** 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.)**

Dale German- 3001 Oakridge Drive- Construction of the library owl.  
Therese Rudolph= 6607 NW 31<sup>st</sup> Terrace- Cat ordinance change.

**ITEM NO. 5** on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF CONSTRUCTION CONTRACT WITH PARATHON CONSTRUCTION, LLC FOR SIDEWALK PARTNERSHIP PROGRAM PHASE 1 IN THE AMOUNT OF \$130,209.00 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 Ford, seconded by Council Member Smart to approve the construction contract with Parathon Construction, LLC for Sidewalk Partnership Program Phase 1 in the amount of \$130,209.00 and authorize the mayor to sign the document on behalf of the City of Bethany. Yes votes: Larsen, Plank, Magirowsky, Triana, Powell, Falkner, Ford, Sandoval, Smart. No votes: None. Motion approved.

**ITEM NO. 6** on the agenda **CONSIDERATION AND POSSIBLE APPROVAL OF CONSTRUCTION CONTRACT WITH BREWER CONSTRUCTION OKLAHOMA, LLC FOR OKLAHOMA DEPARTMENT OF COMMERCE (ODOC) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) WATERLINE PROJECT IN THE AMOUNT OF \$233,634.00**

**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 Larsen to approve the construction contract with Brewer Construction Oklahoma, LLC for Oklahoma Department of Commerce (ODOC) Community Development Block Grant (CDBG) Waterline Project in the amount of \$233,634.00 authorize the mayor to sign the document on behalf of the City of Bethany. Yes votes: Magirowsky, Smart, Powell, Ford, Plank, Larsen, Sandoval, Triana, Falkner. No votes: None. Motion approved.

**ITEM NO. 7 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT FOR THE ANIMAL WELFARE SHELTER PROJECT, GENERAL OBLIGATION BOND PROPOSITION 3-C, TO C4L, LLC IN THE DECREASE AMOUNT OF \$440.70 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 Larsen, seconded by Council Member Smart to approve Change Order No. 1 to the construction contract for the Animal Welfare Shelter Project, General Obligation Bond Proposition 3-C, to C4L, LLC in the decrease amount of \$440.70 and authorize the mayor to sign the document on behalf of the City of Bethany. Yes votes: Powell, Triana, Falkner, Ford, Sandoval, Plank, Larsen, Magirowsky, Smart. No votes: None. Motion approved.

**ITEM NO. 8 on the agenda was CONSIDERATION AND POSSIBLE APPROVAL OF THE PURCHASE OF A USED 2022 DODGE DURANGO PATROL VEHICLE FROM THE KANSAS HIGHWAY PATROL FOR \$34,500.00. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Magirowsky, seconded by Council Member Falkner to approve the purchase of a used 2022 Dodge Durango patrol vehicle from the Kansas Highway Patrol for \$34,500.00. (*Elizabeth Gray, City Manager*) Yes votes: Sandoval, Magirowsky, Smart, Ford, Triana, Plank, Powell, Falkner, Larsen. No votes: None. Motion approved.

**ITEM NO. 9 on the agenda was DISCUSSION AND POSSIBLE ACTION ON VERIZON REQUEST TO MODIFY LEASE AT WATER TOWER. (RAY JONES, CITY ATTORNEY)**

There was much discussion on the reduced lease amount Verizon proposed.

A motion was made by Council Member Magirowsky, seconded by Council Member Larsen to deny approval of the Verizon request to modify lease at water tower. Yes votes: Sandoval, Ford, Powell, Magirowsky, Plank, Larsen, Smart, Triana, Falkner. No votes: None. Motion approved.

**ITEM NO. 10 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. 11** on the agenda was the **CITY ATTORNEY’S REPORT.**

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

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

Finance Director Vaughn presented the final FY2025 financial report.

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

**ITEM NO. 13** on the agenda was **COUNCIL MEMBERS’ ANNOUNCEMENTS, COMMENTS, AND PROPOSALS.**

Each council member was given the opportunity to comment.

**ITEM NO. 14** on the agenda was **ADJOURN UNTIL JULY 15, 2025.**

Mayor Sandoval adjourned the Bethany City Council meeting at 7:27 P.M. until August 5, 2025.

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MAYOR

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CITY CLERK

## BETHANY CITY COUNCIL

**From:** Michael Vaughn, Finance Director  
**Date:** July 31, 2025  
**Subject:** Claims list for the 08/05/2025 City Council Meeting

### GENERAL OPERATIONS FUND

FUND	AMOUNT
General Operations Fund	\$ 143,511.09
Public Safety Fund	\$ 968.38
Capital Improvement Fund	\$ 4,000.00
Water System Improvement Fund	\$ 8,866.40
Federal Grant Fund	\$ 22,708.63
2022A GO Bond	\$ 20,326.41
<b>TOTAL</b>	<b>\$ 200,380.91</b>

### ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 200,380.91
Bethany Public Works Authority	\$ 185,236.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ 25,185.00
<b>TOTAL</b>	<b>\$ 410,802.56</b>

### RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: N/A NON-DEPARTMENTAL						
26-54353	10-1	MARES CONSTRUCTION	Plan Review Refund	7/2025	26-54353	60.00
DEPARTMENT TOTAL:						60.00
DEPARTMENT: 01.0 MANAGEMENT						
26-54190	10-0003	ACOG	MEMBERSHIP	7/2025	7927	17,597.00
26-54311	10-005084	JAN-PRO CLEANING SYSTEMS	CITY HALL CLEANING	7/2025	IN196335	813.00
26-54361	10-005321	AMAZON CAPITAL SERVICES,	INCLOCK,BOOTS,PAPERTOWELS	7/2025	1415408	12.98
26-54316	10-005373	CARD SERVICES/PI	EXCHANGE ONLY	7/2025	EO300WWXJH	2,561.88
26-54336	10-005519	CRAWFORD & ASSOCIATES, P.C.	AUDIT PREP	7/2025	34235	3,610.00
26-54163	10-005867	ELIZABETH GRAY	2025 SUMMER CONF-EXP	7/2025	20250728	409.56
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	79.30
26-54293	10-1754	NORTHWEST OKLAHOMA CITY CHAFY	26 RENEWAL	7/2025	14414	1,500.00
26-54328	10-3196	IMAGENET CONSULTING, LLC	PRINTER UPSTAIRS/DOWN	7/2025	INV13277293	216.40
26-54268	10-3327	WALKER COMPANIES	NOTARY RENEWAL 5-YR	7/2025	183989	95.00
25-53711	10-3331	RUCKER MECHANICAL	UNIT 7 AND UNIT 4 CH	6/2025	1-70764-1	763.75
DEPARTMENT TOTAL:						27,658.87
DEPARTMENT: 02.0 FINANCE						
26-54181	10-005321	AMAZON CAPITAL SERVICES,	INSCANNER, CHAIR, METAL	7/2025	5411429	588.16
26-54209	10-005321	AMAZON CAPITAL SERVICES,	INBATTERIES/KLEENEX	7/2025	6264246	7.34
26-54241	10-005321	AMAZON CAPITAL SERVICES,	INCARD STOCK/ USED CREDIT	7/2025	20250617	43.47
26-54123	10-1530	THE TRIBUNE	PUBLICATIONS	7/2025	20250718--	13.20
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	7/2025	IN1260483	3.54
DEPARTMENT TOTAL:						655.71
DEPARTMENT: 03.0 COURT						
25-53982	10-006079	BENCHMARK ELECTRIC	ELECTRIC WORK FOR DOOR	6/2025	20250721	745.00
26-54081	10-1749	RK BLACK INC.	JULY 2025 COPIER MAINT	7/2025	IN1260482	25.43
DEPARTMENT TOTAL:						770.43

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 05.0 POLICE						
26-54350	10-004398	CITY OF OKLAHOMA CITY	Annual Allocation Fees	7/2025	BTHNYPD-CAPT-FY26	15,600.00
26-54346	10-004660	MOTHER NATURE'S INC.	PD Monthly Maint	7/2025	1558077	60.00
26-54171	10-005321	AMAZON CAPITAL SERVICES, INC	Gloves	7/2025	8748240	134.06
26-54192	10-005321	AMAZON CAPITAL SERVICES, INC	Cables for Shelter	7/2025	6048211	36.70
26-54254	10-005321	AMAZON CAPITAL SERVICES, INC	OFFICE SUPPLIES	7/2025	9691400	205.72
26-54258	10-005321	AMAZON CAPITAL SERVICES, INC	ROUTER FOR ANIMAL CONT.	7/2025	5470646	54.99
26-54342	10-005321	AMAZON CAPITAL SERVICES, INC	Office Supplies	7/2025	4429825	353.93
26-54343	10-005321	AMAZON CAPITAL SERVICES, INC	Pistol Safe	7/2025	2720232	69.99
26-54172	10-005373	CARD SERVICES/PI	Silva FTO Class	7/2025	20250701	425.00
26-54312	10-005373	CARD SERVICES/PI	Mop Bucket	7/2025	20250724*	54.98
26-54335	10-005373	CARD SERVICES/PI	Kansas Tpk	7/2025	20250726--	45.44
26-54341	10-005373	CARD SERVICES/PI	22-007 CONSOLE PARTS	7/2025	66090	283.40
26-54323	10-005634	INNOVATIVE SECURITY OF OKLA	Monthly Monitoring Fee	7/2025	745301	22.95
26-54326	10-006020	GEOSAFE	Yearly Service	7/2025	BETH-4000	15,000.00
26-54034	10-006044	HOUSE OF MODS LLC	Fleet Repairs	7/2025	5811	485.99
26-54200	10-006092	SAMS GLASS SOLUTIONS	WINDSHIELD 20-008	7/2025	003229	402.86
26-54174	10-006172	STERLING ELECTRIC	Water Heater Breaker	7/2025	6986	162.00
26-54314	10-006172	STERLING ELECTRIC	Outlets Added at Shelter	7/2025	6987	351.00
25-52797	10-006234	INTOXIMETERS INC.	3 PBT's	6/2025	792127	1,326.00
25-53967	10-0225	GENUINE PARTS	PD UNIT 14-09816 BRAKES	6/2025	091107	299.59
26-54039	10-0225	GENUINE PARTS	20-001 brakes	7/2025	091610	91.57
26-54076	10-0225	GENUINE PARTS	Fleet Parts	7/2025	092222	398.76
26-54324	10-1	Chris Harding	Gas Reimbursement for Mow	7/2025	757781	18.01
26-54354	10-1063	OG&E	MNTHLY SVC.	7/2025	20250716-	25.43
26-54321	10-1068	ONG	MONTHLY SVC	7/2025	20250718-	256.01
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	3,964.86
26-54309	10-1509	TOM'S SPEEDY LOCK & KEY SER	ANIMAL SHELTER LOCKS	7/2025	70616	360.00
26-54257	10-1622	WESTLAKE ACE HARDWARE	Primer	7/2025	3504930	37.99
26-54173	10-2123	HOME DEPOT CREDIT SVCS	Animal Shelter	7/2025	018697/2014330	317.31
26-54313	10-2123	HOME DEPOT CREDIT SVCS	Mop & Trash Cans	7/2025	025658/5613877	54.91
26-54349	10-2442	SUMNERONE, INC.	3 Copier Lease & Usage	7/2025	4329807	133.25
26-54215	10-3098	TS HEAT AND AIR INC	AC Unit at PD	7/2025	37918579	109.00
26-54265	10-3098	TS HEAT AND AIR INC	AC AT ANIMAL CONTRL&GUN	7/2025	37980653	218.00
26-54325	10-3512	BOARD OF TESTS	Renewals and Enrollments	7/2025	27606 CARSON LEE	62.00
26-54334	10-3518	CHAD MEEK	Reimbursement	7/2025	100026	42.49
26-54348	10-3518	CHAD MEEK	Reimbursement	7/2025	002167736141524	49.95
25-51374	10-4090	AT&T MOBILITY	Ethernet Line Monthly	6/2025	20250701--	223.08
26-54132	10-4090	AT&T MOBILITY	Monthly Billing	7/2025	X07192025	1,451.44
DEPARTMENT TOTAL:						43,188.66

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 06.0						
26-54203	10-005321	FIRE	AMAZON CAPITAL SERVICES, INDOCUMENT SCANNER	7/2025	3366616	229.00
26-54298	10-005390	AARON WHITFIELD	BOOT RMERSMNT WHITFIELD	7/2025	20250723	150.00
26-54360	10-006026	SOUTHERN DOCK PRODUCTS	OVERHEAD DOOR REPAIR	7/2025	630146432	565.58
26-54291	10-006052	LARRISON ELECTRICAL SERVICE	GENERATOR REPAIR	7/2025	24912	310.00
26-54225	10-006168	FIRST DUE	REPORTING SOFTWARE FOR FD	7/2025	5013	13,755.00
26-54251	10-006271	HEARTLAND EDUCATION, INC.	EMS INSTRUCTOR COURSE	7/2025	1812	350.00
26-54202	10-0130	AMERICAN FIRE & SAFETY	EXTINGUISHER INSPECTION	7/2025	132017	100.00
26-54354	10-1063	OG&E	MNTHLY SVC.	7/2025	20250716-	1,897.08
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	1,371.83
26-54292	10-1622	WESTLAKE ACE HARDWARE	DREMEL TOOL FOR FD	7/2025	3504941	82.17
25-53912	10-3262	NAFECO	800FT 1.75IN FIRE HOSE	6/2025	1358689	2,888.20
26-54358	10-3487	AIRGAS USA, LLC	MEDICAL OXYGEN CYLINDERS	7/2025	5517821158	391.50
26-54201	10-3920	OSU OFFICE OF THE BURSAR	EMS INSTRUCTOR UPDATE	7/2025	0099384	100.00
25-51374	10-4090	AT&T MOBILITY	Ethernet Line Monthly	6/2025	20250701--	223.09
26-54359	10-4090	AT&T MOBILITY	MOBILE DATA FOR IPADS	7/2025	07192025	84.08
DEPARTMENT TOTAL:						22,497.53
DEPARTMENT: 07.0						
26-54398	10-005373	COMMUNITY DEV	CARD SERVICES/P1 STORMWATER	7/2025	20250730--	13.56
26-54195	10-005689	CHALLENGER LANDSCAPING AND	FOR ABATEMENT FEES	7/2025	6601 NW 29 TER	250.00
26-54304	10-005843	DPM GROUP LLC	Blank NOV Copies	7/2025	INV005002	607.47
26-54366	10-006224	SANBORN MAPPING COMPANY,	INMAPGEO FY26 SUBSCRIPTION	7/2025	12446	3,000.00
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	158.59
26-54189	10-1530	THE TRIBUNE	PUBLICATION	7/2025	20250718	11.50
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	7/2025	IN1260483	14.18
26-54328	10-3196	IMAGENET CONSULTING, LLC	PRINTER UPSTAIRS/DOWN	7/2025	INV13277293	185.16
26-54227	10-3348	COUNTY CLERK OKLA COUNTY	LIEN/RELEASE ABATEMENT	7/2025	20250715	18.00
26-54228	10-3348	COUNTY CLERK OKLA COUNTY	LIEN/RELEASE ABATEMENT	7/2025	20250729	18.00
DEPARTMENT TOTAL:						4,276.46
DEPARTMENT: 08.1						
26-54282	10-005321	PUBLIC WORKS - ADMIN	AMAZON CAPITAL SERVICES, INNEW SCANNER	7/2025	7921062	409.98
26-54288	10-005321	AMAZON CAPITAL SERVICES,	IN6RECORDLOGS&SALESBOX	7/2025	7105027	19.79
26-54321	10-1068	ONG	MONTHLY SVC	7/2025	20250718-	92.06
26-54005	10-2442	SUMNERONE, INC.	MONTHLYCOPIERMANTENANCE	7/2025	4336336	90.42
DEPARTMENT TOTAL:						612.25

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 08.2 PUBLIC WORKS - STREETS						
25-53794	10-004688	TLS GROUP, INC.	23RD & ROCKWELL	6/2025	1636-61501	195.00
25-53837	10-004688	TLS GROUP, INC.	DISCONNECT POWER	6/2025	1636-61569	195.00
26-54285	10-005321	AMAZON CAPITAL SERVICES,	INHEAD LAMP	7/2025	0452228	68.37
26-54124	10-006119	PIONEER EQUIPMENT, INC.	DECK ROLLS FOR MOWERS	7/2025	135904	23.88
26-54317	10-006180	CENTERLINE SUPPLY INC.	PAINT & BEADS	7/2025	ORD0148953	531.45
26-54377	10-006180	CENTERLINE SUPPLY INC.	4 PAILS OF PAINT	7/2025	0149296	584.05
26-54273	10-0225	GENUINE PARTS	SHIFT TUBE #65	7/2025	093157	27.74
26-54182	10-0572	REDDY ICE CORP	ICE EMPLOYEE HYDRATION	7/2025	3850954640	21.00
26-54029	10-0694	HASKELL LEMON CONST CO	2TONS OF ASPHALT	7/2025	15060	165.00
26-54212	10-0694	HASKELL LEMON CONST CO	ASPHALT FOR STREET REPAIR	7/2025	15259	384.00
26-54249	10-0694	HASKELL LEMON CONST CO	4 TONS ASPHALT	7/2025	15332	80.00
26-54354	10-1063	OG&E	MNTHLY SVC.	7/2025	20250716-	16,429.84
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	2,189.90
26-54090	10-1329	SCHWARZ (BORAL) READY MIX	ASPHALT FOR STREET REPAIR	7/2025	338695	346.00
26-54108	10-1527	TRAFFIC SIGNALS INC	50TH AND ROCKWELL	7/2025	17545	790.00
26-54179	10-1622	WESTLAKE ACE HARDWARE	PAINT SUPPLIES	7/2025	3504913	40.55
26-54332	10-1622	WESTLAKE ACE HARDWARE	PAINT THINNER	7/2025	3504947	31.98
26-54269	10-2123	HOME DEPOT CREDIT SVCS	TOOLS FOR REMOVING FENCE	7/2025	021727/9022174	82.83
26-54352	10-2123	HOME DEPOT CREDIT SVCS	DRILL BIT, DRIVER DECKMAT	7/2025	028814/2022987	112.21
25-53989	10-2702	AMERICAN LOGO & SIGNS	2 YEILD SIGN	6/2025	34029	175.00
26-54392	10-3745	DITCH WITCH OF OKLA	LATE FEES	7/2025	73131	37.20
DEPARTMENT TOTAL:						22,511.00
DEPARTMENT: 08.4 PUBLIC WORKS - MAINT						
26-54262	10-005321	AMAZON CAPITAL SERVICES,	INDECALS	7/2025	5576212	14.90
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	79.30
DEPARTMENT TOTAL:						94.20
DEPARTMENT: 08.5 PUBLIC WORKS - PARKS						
25-51747	10-0006	A WELDORS SUPPLY	WELDING TANK RENTAL	6/2025	272700	24.00
26-54351	10-004725	RUCKER ELECTRIC INCORPORATE	EICE MAKER AT POOL	7/2025	1-72360-1	242.50
25-53818	10-004985	B & B ELECTRIC	DX&REPAIR RIPPER PARK	6/2025	18086	523.53
25-53860	10-004985	B & B ELECTRIC	DX & POSSIBLE REPAIR POND	6/2025	18090	450.00
26-54361	10-005321	AMAZON CAPITAL SERVICES,	INCLOCK,BOOTS,PAPERTOWELS	7/2025	1415408	94.00
26-54230	10-005350	FORCE PERSONNEL	TEMP HELP FOR PARKS	7/2025	83640	3,387.03
25-53973	10-005663	MOON CHEMICAL PRODUCTS,	INCACID & SODIUM BISULFATE	6/2025	38769	370.00
26-54013	10-005985	BILL'S CUSTOM SERVICES,	INCLIBRARYPONDFOUNTAINREBUIL	7/2025	71820251	3,241.00
26-54363	10-006011	RAMOS PAINT CONTRACTORS	PAINT PARK GARGAGE DOOR	7/2025	54363	300.00
26-54130	10-006119	PIONEER EQUIPMENT, INC.	MOWER BLADES	7/2025	135910	375.00
26-54232	10-006193	WINSUPPLY OF OKLAHOMA CITY	TOILET/SINK GARRISON	7/2025	279907 01	269.87
26-54020	10-006235	WATER TECH	4700 GALS OF BLEACH	7/2025	164398	1,000.00
26-54194	10-006267	GM MASONRY CONSTRUCTION,	LLCEMETERY	7/2025	856654	2,800.00
26-54193	10-006269	MURILLO MASONRY LLC	RIPPER PARK	7/2025	485614	2,500.00
26-54149	10-0324	CENTRAL POWER EQUIP. INC	WEED EATER SUPPLIES	7/2025	359749	336.00
26-54167	10-0324	CENTRAL POWER EQUIP. INC	WEEDEATERS	7/2025	359840	1,199.97
26-54169	10-0324	CENTRAL POWER EQUIP. INC	PARTS FOR CHAIN SAW	7/2025	359838	172.79

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT	
DEPARTMENT: 08.5		PUBLIC WORKS - PARKS					
26-54260	10-0324	CENTRAL POWER EQUIP. INC	CHAINSPROCKET,FUELFILTER	7/2025	360517	203.38	
26-54182	10-0572	REDDY ICE CORP	ICE EMPLOYEE HYDRATION	7/2025	3850954640	21.00	
26-54224	10-0609	BOBCAT OF OKLAHOMA CITY	BLADE KIT FOR MOWER	7/2025	P17319	217.74	
26-54354	10-1063	OG&E	MNTHLY SVC.	7/2025	20250716-	2,126.82	
26-54321	10-1068	ONG	MONTHLY SVC	7/2025	20250718-	40.21	
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	663.45	
26-54238	10-1622	WESTLAKE ACE HARDWARE	SUPPLIES FOR REPAIRS	7/2025	3504926	17.98	
26-54244	10-1622	WESTLAKE ACE HARDWARE	CLEANING SUPPLIES PARK	7/2025	3504927	61.26	
26-54310	10-1622	WESTLAKE ACE HARDWARE	MULCH/SUMPPUMP,BUCKET,COU	7/2025	3504945	29.95	
25-53992	10-2488	CARDINAL AQUATECH POOLS	VACUUM FOR POOL	6/2025	54042-1	106.00	
26-54287	10-3331	RUCKER MECHANICAL	POOL ICE MAKER	7/2025	i-72284-1	412.50	
DEPARTMENT TOTAL:						21,185.98	
FUND TOTAL:						143,511.09	

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
26-54253	10-005321	AMAZON CAPITAL SERVICES, INLIGHT TIMER		7/2025	9241868	124.41
26-54259	10-005321	AMAZON CAPITAL SERVICES, INscanners		7/2025	5445853	764.97
26-54266	10-005321	AMAZON CAPITAL SERVICES, IN4 Power Supplies		7/2025	3374644	79.00
DEPARTMENT TOTAL:						968.38
FUND TOTAL:						968.38

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0		PROJECTS >\$25,000				
25-51987	10-006067	PARKHILL	CDBG WATERLINE	6/2025	04284124.00-2	4,000.00
DEPARTMENT TOTAL:						4,000.00
FUND TOTAL:						4,000.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0		Project				
25-53745	10-0669	HACH COMPANY	CHLORINE MONITOR	6/2025	14573580	8,866.40
					DEPARTMENT TOTAL:	8,866.40
					FUND TOTAL:	8,866.40

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0		Sewer Project				
26-54375	10-1063	OG&E	PENIEL LIFT RELOCATE COST	7/2025	922000118	22,708.63
DEPARTMENT TOTAL:						22,708.63
FUND TOTAL:						22,708.63

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 40.0		Projects				
26-54207	10-005321	AMAZON CAPITAL SERVICES,	INOFFICE CHAIRS ANIMAL CNTR	7/2025	0561817	646.77
26-54308	10-005373	CARD SERVICES/PI	2 TV'S	7/2025	20250724	696.00
26-54236	10-005900	TEIM DESIGN GROUP, PLLC	PROP 1-D PENIAL 39-42 ST	7/2025	13422	2,722.45
25-53836	10-006171	AAA ROOFING CO.	REPLACE ROOF AT RIPPER	6/2025	7-28-2025	7,200.00
25-53820	10-006172	STERLING ELECTRIC	Light Install at Shelter	6/2025	6988	656.00
25-53481	10-2369	STAN'S PLUMBING INC	Animal Shelter Upgrades	6/2025	25391	5,600.00
25-53845	10-2369	STAN'S PLUMBING INC	Animal CNTRL DRIAN SYSTEM	6/2025	25393	1,100.00
26-54333	10-3296	STANDARD TESTING &	PROP 1-D TESTING	7/2025	25-7-000033	1,705.19
DEPARTMENT TOTAL:						20,326.41
FUND TOTAL:						20,326.41

NOTICE: On Thursday, July 10, 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.

**BETHANY CITY COUNCIL**

**SPECIAL CALLED MEETING**

**TUESDAY, JULY 15, 2025**

**5:00 P.M.**

**ITEM 1: CORNER OF NW 42nd ST & MUELLER AVE, BETHANY OK 73008**

MEMBERS PRESENT:	Amanda Sandoval	Mayor
	Burt Falkner	Council Member
	Chris Powell	Council Member
	Kathy Larsen	Council Member
	Chandra Ford	Council Member
	Ken Smart	Council Member
	Brian Magirowsky	Council Member
MEMBERS ABSENT:	Peter Plank	Vice-Mayor
	Aja Triana	Council Member
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Brett Crecelius	Community Development Director
	Phil Stowell	Public Works Director
	Chad Meek	Deputy Police Chief
	Raquelynne Diaz	Community Development Assoc.
	Rondia Banks	Bethany Library Manager
	Keith Newman	Southern Nazarene University
	Gary Cummings	Southern Nazarene University

**ITEM 2: SE CORNER OF NW 36TH ST AND COUNCIL RD, BETHANY, OK 73008**

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

	Ken Smart	Council Member
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Brett Crecelius	Community Development Director
	Phil Stowell	Public Works Director
	Chad Meek	Deputy Police Chief
	Raquelynne Diaz	Community Development Assoc.
	Rondia Banks	Bethany Library Manager

**ITEM 3: CORNER OF NW 32nd ST AND MUELLER AVE, BETHANY, OK 73008**

MEMBERS PRESENT:	Amanda Sandoval	Mayor
	Burt Falkner	Council Member
	Chris Powell	Council Member
	Kathy Larsen	Council Member
	Chandra Ford	Council Member
	Brian Magirowsky	Council Member

MEMBERS ABSENT:	Peter Plank	Vice-Mayor
	Aja Triana	Council Member
	Ken Smart	Council Member

OTHERS PRESENT:	Elizabeth Gray	City Manager
	Brett Crecelius	Community Development Director
	Phil Stowell	Public Works Director
	Chad Meek	Deputy Police Chief
	Raquelynne Diaz	Community Development Assoc.
	Rondia Banks	Bethany Library Manager

**ITEM 4: CECIL MENDENALL PARK ALL-ABILITIES PLAYGROUND, NW 35TH ST AND COLLEGE AVE, BETHANY, OK 73008**

MEMBERS PRESENT:	Amanda Sandoval	Mayor
	Burt Falkner	Council Member
	Chris Powell	Council Member
	Kathy Larsen	Council Member
	Chandra Ford	Council Member
	Brian Magirowsky	Council Member

MEMBERS ABSENT:	Peter Plank	Vice-Mayor
	Aja Triana	Council Member
	Ken Smart	Council Member

OTHERS PRESENT:	Elizabeth Gray	City Manager
	Brett Crecelius	Community Development Director
	Phil Stowell	Public Works Director

Chad Meek  
Raquelynne Diaz  
Rondia Banks

Deputy Police Chief  
Community Development Assoc.  
Bethany Library Manager

**ITEM 5: BETHANY METROPOLITAN LIBRARY, 6700 NW 35TH ST, BETHANY, OK 73008**

MEMBERS PRESENT: Amanda Sandoval  
Burt Falkner  
Chris Powell  
Kathy Larsen  
Chandra Ford  
Brian Magirowsky

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

MEMBERS ABSENT: Peter Plank  
Aja Triana  
Ken Smart

Vice-Mayor  
Council Member  
Council Member

OTHERS PRESENT: Elizabeth Gray  
Brett Crecelius  
Phil Stowell  
Chad Meek  
Raquelynne Diaz  
Rondia Banks  
Dale German

City Manager  
Community Development Director  
Public Works Director  
Deputy Police Chief  
Community Development Assoc.  
Bethany Library Manager  
Resident

- 1. MEMBERS OF THE BETHANY CITY COUNCIL, ADMINISTRATIVE STAFF, AND GUESTS WILL GATHER AT THE CORNER OF NW 42<sup>ND</sup> STREET AND MUELLER AVENUE FOR THE PURPOSE OF A GROUNDBREAKING CEREMONY RELATED TO THE SIDEWALK PARTNERSHIP PROGRAM-PHASE 1 PROJECT.**
- 2. MEMBERS OF THE BETHANY CITY COUNCIL, ADMINISTRATIVE STAFF, AND GUESTS WILL GATHER AT THE SE CORNER OF AT NW 36<sup>TH</sup> STREET AND COUNCIL ROAD FOR THE PURPOSE OF A GROUNDBREAKING CEREMONY RELATED TO GENERAL OBLIGATION BOND PROPOSITION 1-C TRAFFIC SIGNALS/CROSSWALKS PROJECT.**
- 3. MEMBERS OF THE BETHANY CITY COUNCIL, ADMINISTRATIVE STAFF, AND GUESTS WILL GATHER NEAR THE CORNER OF NW 32<sup>ND</sup> STREET AND MUELLER AVENUE FOR THE PURPOSE OF A GROUNDBREAKING CEREMONY RELATED TO THE COMMUNITY DEVELOPMENT BLOCK GRANT WATER LINE PROJECT ON NW 32<sup>ND</sup> STREET BETWEEN MUELLER AVENUE AND HOLLOWAY AVENUE.**

4. **MEMBERS OF THE BETHANY CITY COUNCIL, ADMINISTRATIVE STAFF, AND GUESTS WILL GATHER AT CECIL MENDENALL BY THE ALL-ABILITIES PLAYGROUND LOCATED AT NW 35<sup>TH</sup> STREET AND COLLEGE AVENUE FOR THE PURPOSE OF A RIBBON CUTTING CEREMONY RELATED TO GENERAL OBLIGATION BOND PROPOSITION 2-F NEW RESTROOMS PROJECT.**
  
5. **MEMBERS OF THE BETHANY CITY COUNCIL, ADMINISTRATIVE STAFF, AND GUESTS WILL GATHER IN FRONT OF THE BETHANY METROPOLITAN LIBRARY LOCATED AT 6700 NW 35<sup>TH</sup> STREET IN BETHANY, OKLAHOMA FOR THE PURPOSE OF A RIBBON CUTTING CEREMONY RELATED TO THE OWL TREE CARVING PROJECT.**

**THESE MEETINGS ARE FOR CEREMONIAL PURPOSES ONLY, WITH NO BUSINESS TO BE ACTED UPON BY THE COUNCIL.**

No action taken.

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CHAIRMAN

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SECRETARY

**BETHANY CITY COUNCIL**

**From:** Elizabeth Gray, City Manager  
**Date:** August 5, 2025  
**Subject:** Notice of Filing of Application for Affordable Housing Tax Credit Development: West Oak Village/OHFA AHTC #25-06-39.

**BACKGROUND**

Oklahoma Housing Finance Agency (OHFA) has received an Application for an Allocation of Tax Credits for the Owner of the above referenced Development. The property is located Approximately 500 feet W. of N. Rockwell on NW 27<sup>th</sup> St. in Bethany Oklahoma. (old Carlson property.) This property was rezoned to R2 (duplexes) in 2024. See attached map for location.

Written comments must be forwarded to OHFA to the attention of Darrell Beavers, Housing Development Team Leader. All comments received will be provided to OHFA's Board of Trustees.

**RECOMMENDATION**

1. Acknowledge Receipt of Notice of Filing of Application for Affordable Housing Tax Credit Development: West Oak Village/OHFA AHTC #25-06-39.



**ADDITIONAL COMMENTS**



OKLAHOMA HOUSING FINANCE AGENCY

100 N.W. 63rd Suite 200  
Oklahoma City, OK 73116  
P. O. Box 26720  
Oklahoma City, OK 73126-0720  
Phone: (405) 848-1144  
Toll Free: (800) 256-1489  
TDD: (405) 848-7471  
www.ohfa.org

July 9, 2025

Senator Jack Stewart  
Oklahoma State Capitol  
2300 North Lincoln Blvd., Room 414  
Oklahoma City, OK 73105

Representative Tammy West  
Oklahoma State Capitol  
2300 North Lincoln Blvd., Room 407  
Oklahoma City, OK 73105

Mayor Amanda Sandoval  
City of Bethany  
6700 NW 36<sup>th</sup> Street  
Bethany, OK 73008

Chairman Myles Davidson  
Oklahoma County Commissioners  
320 Robert S. Kerr Avenue  
Oklahoma City, OK 73102

RE: Notice of Filing of Application for Affordable Housing Tax Credit Development:  
**West Oak Village/OHFA AHTC #25-06-39**

Dear Sirs/Madams:

Oklahoma Housing Finance Agency (OHFA) is a public trust, the beneficiary of which is the State of Oklahoma. The mission of Oklahoma Housing Finance Agency is to provide affordable housing resources for the residents of Oklahoma. Section 42 of the Internal Revenue Code, as amended, provides a federal tax credit which may be claimed by owners of residential rental property used for affordable housing. Owners wishing to claim this Low-Income Housing Tax Credit must apply to OHFA as the State's housing credit agency, for an Allocation of Oklahoma's Tax Credit Authority.

Pursuant to Section 42 (m)(A)(i) of the Code and OHFA's Affordable Housing Tax Credit Program Rules codified as Title 330, Chapter 36 of the Oklahoma Administrative Code, you are hereby notified that OHFA has received an Application for an Allocation of Tax Credits for the Owner of the above referenced Development.

**A review of the file has not been completed at this time. This serves as a notice that an Application has been received. Enclosed you will find an Application Summary.** OHFA Staff will make a recommendation to OHFA's Board of Trustees based on an evaluation of threshold and selection criteria. A Reservation or Allocation of Tax Credits must be approved by the OHFA Board of Trustees. This application will be considered at the November 19, 2025 Board meeting. A summary of the Application is enclosed. The full Application is on file in our office if you would like additional information.

Written comments must be forwarded to OHFA to the attention of Darrell Beavers, Housing Development Team Leader. All comments received will be provided to OHFA's Board of Trustees.

Should you have questions, please feel free to contact Mr. Beavers at (405) 419-8201.

Sincerely,

*Lee Nero*

Lee Nero  
Housing Development Allocation Analyst

Enclosure

# AHTC PROGRAM APPLICATION SUMMARY

Development Name West Oak Village  
Address Approximately 500 feet W. of N. Rockwell on NW 27<sup>th</sup> St.  
City/Town Bethany  
Zip Code 73008  
County Oklahoma  
Ownership Entity West Oak-Bethany, LP  
General Partner/Managing Member West Oak-Bethany GP, LLC  
Management Co Belmont Management Company Inc.

Funding sources, check all that apply

OHFA HOME  Other/City HOME  CHDO Proceeds  OHTF   
Multi-Family Bonds  AHP  RHS Loan  Conventional Loan   
State Tax Credits  Historic Credits   
Other \_\_\_\_\_

Project Based Subsidy Yes  No  (identify source and # of units) \_\_\_\_\_  
Development Type Family  Elderly  Other  (identify) \_\_\_\_\_

Construction Type, check all that apply New  Rehabilitation  Acquisition   
Unit Type, check all that apply One Story  Multi-Story  Townhouse  2, 3, 4 Plexes   
Housing Type, check all that apply Multifamily  Single Family

Minimum Set-Aside


- 20% of the units at 50% of the Area Median Gross Income  
 40% of the units at 60% of the Area Median Gross Income  
 Average Income Limit of 60% or less of the Area Median Gross Income

Targeted Set-Asides, number of units

\_\_\_\_ Units at 20% of AMGI      18 Units at 50% of AMGI      \_\_\_\_ Units at 80% of AMGI  
\_\_\_\_ Units at 30% of AMGI      10 Units at 60% of AMGI  
\_\_\_\_ Units at 40% of AMGI      15 Units at 70% of AMGI

43 total proposed units      \_\_\_\_ other restricted  
22 total proposed Buildings      \_\_\_\_ unrestricted units

**Provide copy of Unit Distribution and Rents for unit mix.**

  
Signature

6-17-25  
Date



**BETHANY CITY COUNCIL**

**From:** Elizabeth Gray, City Manager  
**Date:** August 5, 2025  
**Subject:** Public Improvement – Routine Item: Oklahoma Department of Environmental Quality (ODEQ) Permit to construct City of Bethany Fire Department Training Tower Waterline PWSID No. OK2005519

**Item:** ODEQ Permit No. WL000055250661

**Description:** Accepting Oklahoma Department of Environmental Quality 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.

RECOMMENDATION

Accept ODEQ Permit No. WL000055250661 for the construction of the City of Bethany Fire Department Training Tower Waterline Project, Oklahoma County, Oklahoma



ADDITIONAL COMMENTS

The above matters are on the consent docket due to the routine administrative functions and normally require no council discussion. If you would like further information on any item, you may request that it be removed from the consent docket and considered separately.

July 14, 2025

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

Re: Permit No. WL000055250661  
City of Bethany Fire Department Training Tower  
PWSID No. OK2005519

Dear Ms. Gray:

Enclosed is Permit No. WL000055250661 for the construction of 360 linear feet of six (6) inch PVC potable water lines and all appurtenances to serve the City of Bethany Fire Department Training Tower, Oklahoma County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by the Department of Environmental Quality ("DEQ") on July 14, 2025. Any deviations from the approved plans and specifications affecting capacity, flow, or operation of units must be approved, in writing, by DEQ before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Bethany, after which it should be made a matter of permanent record.

We are returning one (1) set of the approved plans to you, one (1) set to your engineer, and retaining one (1) set for our files.

Respectfully,



D. Adam Divine, P.E.  
Construction Permit Section  
Water Quality Division

Enclosure

c: Robert D. D. Williams, P. E., Triad Design Group

## PERMIT TO CONSTRUCT

July 14, 2025

Pursuant to O.S. 27A 2-6-304, the City of Bethany is hereby granted this Tier I Permit to construct 360 linear feet of six (6) inch PVC potable water lines and all appurtenances to serve the City of Bethany Fire Department Training Tower, located in SW 1/4 of SW 1/4 of Section 17, T-12-N, R-4-W, Oklahoma County, Oklahoma, in accordance with the plans approved July 14, 2025.

By acceptance of this permit, the permittee agrees to operate and maintain the facility in accordance with OAC 252:631 and to comply with Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

- 1) A fire flow of 1,500 gpm is needed in accordance with the 2009 International Fire Code. A reduction to 1,098 gpm has been accepted by the local fire marshal via letter.
- 2) That the recipient of the permit is responsible that the project receives supervision and inspection by competent and qualified personnel.
- 3) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.
- 4) That no significant information necessary for a proper evaluation of the project has been omitted and no invalid information has been presented in applying for the permit.
- 5) That the Oklahoma Department of Environmental Quality ("DEQ") shall be kept informed on occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.
- 6) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with OAC 252:626-19-2.
- 7) That before placing this facility into service, at least two samples of the water, taken on different days, shall be tested for bacteria to show that it is safe for drinking purposes.
- 8) That any deviations from approved plans or specifications affecting capacity, flow or operation of units must be approved by DEQ before any such deviations are made in the construction of this project.
- 9) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that DEQ will be notified in writing of any sale or transfer of ownership of these facilities.

- 10) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by DEQ.
- 11) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. Section 2-6-201 *et seq.* For information or a copy of the GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent form, Notice of Termination form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.
- 12) That any notations or changes recorded on the official set of plans and specifications in DEQ files shall be part of the plans as approved.
- 13) That water lines shall be located at least fifteen (15) feet from all parts of septic tanks and absorption fields, or other sewage treatment and disposal systems.
- 14) That whenever plastic pipe is approved and used for potable water, it shall bear the seal of the National Sanitation Foundation and meet the appropriate commercial standards.
- 15) That when it is impossible to obtain proper horizontal and vertical separation as stipulated OAC 252:626-19-2(h)(1) and OAC 252:626-19-2(h)(2), respectively, the sewer shall be designed and constructed equal to water pipe, and shall be pressure tested to the highest pressure obtainable under the most severe head conditions of the collection system prior to backfilling.

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.



---

Gregory Carr, P.E., Chief Engineer  
Water Quality Division

**CITY OF BETHANY**

From: Leasa Furr, HR Director  
Date: July 28, 2025  
Subject: Request for Lump Sum Withdrawal from Retirement Account

BACKGROUND

As the Board of Trustees for the Employee Retirement System (OMRF) for the City of Bethany, the Council is asked to consider and the request of our employee Jose M. Roman. Mr. Roman retired from employment on 07/25/2025.

He is requesting a lump sum withdrawal of his funds from his OMRF Retirement Accounts. Our plan allows such withdrawals, and the Trustees have a history of allowing lump sum withdrawals.

Mr. Roman has been advised of the immediate tax and penalty ramifications and has received the special tax notice as required.

RECOMMENDATION

1. Approve the request as presented.

ADDITIONAL COMMENTS



**BETHANY CITY COUNCIL**

From: Brett Crecelius  
Date: July 24, 2025  
Subject: Consider an ordinance amending Section 154.026 to the Bethany Code of Ordinances to require traffic study in certain situations.

BACKGROUND

Attached are the minutes and staff report from the Planning and Zoning Commission meeting of July 3, 2025. Motion was made by Arvel Williams, seconded by Robert Helton to recommend approving and passing the traffic impact study ordinance onto the City Council for approval. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None.

RECOMMENDATION

1. Recommend approving and passing the traffic impact study ordinance onto the City Council for approval.

ADDITIONAL COMMENTS



## ORDINANCE NO. 2078

AN ORDINANCE AMENDING SECTION 154.026 TO THE BETHANY CODE OF ORDINANCES TO REQUIRE TRAFFIC STUDY IN CERTAIN SITUATIONS.

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

SECTION 1. Section 154.026, PRELIMINARY PLAT APPLICATION AND APPROVAL PROCESS, currently reads as follows:

The subdivider shall prepare a preliminary plat for presentation to the Planning Commission and City Council. The plat shall conform to the minimum standards and requirements of these regulations and the zoning code of the city and be in compliance with the comprehensive plan. The subdivider shall submit the completed application for approval of the preliminary plat and ten copies of the preliminary plat to the office of the City Engineer at least 14 days prior to the regularly scheduled Planning Commission meeting. All items submitted in paper form shall also be submitted in digital form. The Planning Commission shall publish notice and hold a public hearing on the preliminary plat and follow the same procedure for the final plat.

SECTION 2. Section 154.026 is amended by as follows:

A. The subdivider shall prepare a preliminary plat for presentation to the Planning Commission and City Council. The plat shall conform to the minimum standards and requirements of these regulations and the zoning code of the city and be in compliance with the comprehensive plan. The subdivider shall submit the completed application for approval of the preliminary plat and ten copies of the preliminary plat to the office of the City Engineer at least 14 days prior to the regularly scheduled Planning Commission meeting. All items submitted in paper form shall also be submitted in digital form. The Planning Commission shall publish notice and hold a public hearing on the preliminary plat and follow the same procedure for the final plat.

B. A Traffic Impact Analysis (TIA) shall be required with applications when:

- (1) the total potential development generates 100 or more trips (in plus out) during the adjacent roadway's peak hour; or
- (2) the total potential development generates 100 or more trips (in plus out) during the development peak hour; or
- (3) the total potential development generates less than 100 trips (in plus out), but the City Engineer determines there are localized safety or capacity deficiencies.

A developer should use the most recent volume of the Trip Generation Manual as published by the Institute of Transportation Engineers (ITE) for determining the number of trips a

development is likely to generate. Any existing Traffic Impact Analysis shall be amended based on changes to access or if the proposed trip generation is increased by 15%. If a Traffic Impact Analysis is less than two years old, an amendment identifying and discussing any changes shall be prepared and submitted to the City for approval. If the Traffic Impact Analysis is more than two years old or no longer complies with current standards, than a new Traffic Impact Analysis shall be prepared and submitted to the City for approval. If the Traffic Impact Analysis is less than two years old and the proposed trip generation is increased by less than 15%, a letter documenting the changes shall be submitted to the City for approval.

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  
\_\_\_\_\_

MINUTES  
CITY OF BETHANY  
PLANNING AND ZONING COMMISSION  
JULY 3, 2025

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

MEMBERS ABSENT: Justin Peck, Chair  
Ron Crouch  
Keith Williams  
Trent Reid

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

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> Street, Bethany, OK 73008 on Thursday, June 19, 2025 at 10:30 a.m.

James Clemmer, Vice-Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by Arvel Williams to approve the June 5, 2025 Planning and Zoning Commission minutes with the wording "table Item 2 - Comprehensive Plan Review to the next meeting" be added to minutes. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

**ITEM 1: PC 25-13**

Discussion and possible action on a traffic impact study ordinance.

**ACTION:** Brett Crecelius, Comm. Dev. Director presented the draft ordinance for the traffic impact study.

Ray Jones, City Attorney spoke about some of the comments he received for the proposed traffic impact study ordinance.

After a healthy discussion, motion was made by Arvel Williams, seconded by Robert Helton to recommend approving and passing the traffic impact study ordinance on to the City Council for approval. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

**ITEM 2:**     **PC 25-14**

Discussion and possible action on city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards.

**ACTION:**     Brett Crecelius, Comm. Dev. Director presented Ord. 158.021.03, Commercial District Design Standards, and city ordinance 158.022.03, Industrial District Design Standards. Do we want to keep our current ordinances or change ordinances? They have produced new materials for exterior finishes and accents of buildings that face a street. C(3) in each ordinance has been brought to our attention because of a new facility that is being built for training airplane mechanics. The materials they would have to use (per ordinance) just added cost to the project.

After some discussion, Brett Crecelius, Comm. Dev. Director mentioned he would do some research on pre-designed embossed designs (get technical name), vinyl technologies, and decorated cement on building siding materials, and come back to the Planning and Zoning Commission for review and comment.

**NEW BUSINESS**

Brett Crecelius, Comm. Dev. Director mentioned the applicant for the rezoning item for 6601 NW 42<sup>nd</sup> that was denied, is coming to the Board of Adjustment on July 10, 2025 for a special exception request. On July 17, 2025 Planning and Zoning meeting, we will have a PUD rezoning item for a duplex development and research information on building materials. We will touch base on the Comprehensive Plan Review again.

Motion was made by Robert Helton, seconded by James Clemmer to adjourn. The motion carried unanimously 5 - 0.

**NOTICE OF HEARING**

NOTICE is hereby given that on the 5th day of August, 2025, an ordinance will be considered by the City Council of the City of Bethany, which the ordinance, if passed, would amend: AN ORDINANCE AMENDING SECTION 154.026 TO THE BETHANY CODE OF ORDINANCES TO REQUIRE TRAFFIC STUDY IN CERTAIN SITUATIONS.

Dated this 11th day of July, 2025.

/s/ Michael Vaughn  
CITY CLERK

(SEAL)

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> Street, Bethany, OK 73008 on Thursday June 19, 2025 at 10:30 AM

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 meetings are encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

**THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008**

**AGENDA**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**JULY 3, 2025**  
**6:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF JUNE 5, 2025**

**EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS**

**ITEM 1:      PC 25-13**

Discussion and possible action on a traffic impact study ordinance

**ITEM 2:      PC 25-14**

Discussion and possible action on city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards

**NEW BUSINESS**

**ADJOURNMENT UNTIL JULY 17, 2025**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 154.026 TO THE BETHANY CODE OF ORDINANCES TO REQUIRE TRAFFIC STUDY IN CERTAIN SITUATIONS.

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

SECTION 1. Section 154.026, PRELIMINARY PLAT APPLICATION AND APPROVAL PROCESS, currently reads as follows:

The subdivider shall prepare a preliminary plat for presentation to the Planning Commission and City Council. The plat shall conform to the minimum standards and requirements of these regulations and the zoning code of the city and be in compliance with the comprehensive plan. The subdivider shall submit the completed application for approval of the preliminary plat and ten copies of the preliminary plat to the office of the City Engineer at least 14 days prior to the regularly scheduled Planning Commission meeting. All items submitted in paper form shall also be submitted in digital form. The Planning Commission shall publish notice and hold a public hearing on the preliminary plat and follow the same procedure for the final plat.

SECTION 2. Section 154.026 is amended by as follows:

A. The subdivider shall prepare a preliminary plat for presentation to the Planning Commission and City Council. The plat shall conform to the minimum standards and requirements of these regulations and the zoning code of the city and be in compliance with the comprehensive plan. The subdivider shall submit the completed application for approval of the preliminary plat and ten copies of the preliminary plat to the office of the City Engineer at least 14 days prior to the regularly scheduled Planning Commission meeting. All items submitted in paper form shall also be submitted in digital form. The Planning Commission shall publish notice and hold a public hearing on the preliminary plat and follow the same procedure for the final plat.

B. A Traffic Impact Analysis (TIA) shall be required with applications when:

- (1) the total potential development generates 100 or more trips (in plus out) during the adjacent roadway's peak hour; or
- (2) the total potential development generates 100 or more trips (in plus out) during the development peak hour; or
- (3) the total potential development generates less than 100 trips (in plus out), but the City Engineer determines there are localized safety or capacity deficiencies.

A developer should use the most recent volume of the Trip Generation Manual as published by the Institute of Transportation Engineers (ITE) for determining the number of trips a

development is likely to generate. Any existing Traffic Impact Analysis shall be amended based on changes to access or if the proposed trip generation is increased by 15%. If a Traffic Impact Analysis is less than two years old, an amendment identifying and discussing any changes shall be prepared and submitted to the City for approval. If the Traffic Impact Analysis is more than two years old or no longer complies with current standards, than a new Traffic Impact Analysis shall be prepared and submitted to the City for approval. If the Traffic Impact Analysis is less than two years old and the proposed trip generation is increased by less than 15%, a letter documenting the changes shall be submitted to the City for approval.

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  
\_\_\_\_\_

**BETHANY CITY COUNCIL**

From: Brett Crecelius  
Date: July 24, 2025  
Subject: Consider a rezoning request from applicant, Loyd Spaugy, E.I. Crafton Tull for Pelham Partners LLC, Agent for Owner, and developer to rezoning NW 36<sup>th</sup> and N. Rockwell Ave. from R-1, Residential Single Family and R-M, Residential Multi-Family to PUD, Planned Unit Development.

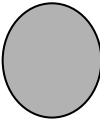
BACKGROUND

Attached are the minutes and staff report from the Planning and Zoning Commission meeting of July 17, 2025. Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the PUD rezoning request. The votes are as follows: AYE- Justin Peck, Steve Marx, Ron Crouch, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

RECOMMENDATION

Recommendation from P&Z is to approve the rezoning of NW 36<sup>th</sup> and N. Rockwell Ave. from R-1, Residential Single Family and R-M, Residential Multi-Family to PUD, Planned Unit Development

ADDITIONAL COMMENTS



**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 NW36TH STREET AND N. ROCKWELL AVE. 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:

A tract of land situated within the Southeast Quarter (SE/4) of Section Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma.

is hereby included in, added to, and made part of the district set aside for PUD, Planned Use Development District, 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.

Section 2. It being immediately necessary for the preservation of the public peace, health, safety, and welfare the City of Bethany and the inhabitants thereof that this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall be in full force and effect from and after its passage and approval.

\*\*\*END\*\*\*

The undersigned hereby certify that the foregoing ordinance was introduced before the Bethany Planning and Zoning Commission on July 17, 2025, and the Bethany City Council on August 5, 2025, and was duly adopted and approved by the Mayor and City Council of the City of Bethany on the 5th day of August, 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  
JULY 17, 2025

MEMBERS PRESENT: Justin Peck, Chair  
Robert Helton  
Steve Marx  
Ron Crouch  
Arvel Williams

MEMBERS ABSENT: James Clemmer, Vice-Chair  
Jennifer Edmonson  
Trent Reid  
Keith Wright

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 36<sup>th</sup> St., Bethany, OK 73008 on or before Friday, July 11, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation . Motion was made by Robert Helton, seconded by Arvel Williams to approve the July 3, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Robert Helton, Arvel Williams, Steve Marx. NAY- None. ABSTAIN- Justin Peck, Ron Crouch. The motion carried 3-0-2

**CONSENT:** Acknowledgement of correspondence from the Oklahoma Housing Finance Agency (OHFA) regarding the West Oak Village Development application to be heard by the OHFA Board on November 19, 2025 (a. The notification letter is attached).

**ACTION:** Motion was made by Ron Crouch, seconded by Steve Marx to acknowledge the letter from the Oklahoma Housing Finance Agency regarding the West Oak Village Development application to be heard by OHFA Board on November 19, 2025. The votes are as follows: AYE - Justin Peck, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

**ITEM 1:** **PC 25-13**  
Consider a request by applicant, Loyd Spaugy, E.I. Crafton Tull for Pelham Partners LLC, Agent for Owner, and developer to rezone NW 36th and N. Rockwell Ave. from R-1, Residential Single Family and R-M, Residential Multi-Family to PUD, Planned Unit Development.

**LEGAL DESCRIPTION:** A tract of land situated within the Southeast Quarter (SE/4) of Section

Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma (Item to be heard by City Council on the 5th of August, 2025 at 6:30 p.m. in the City Council Chambers at Bethany City Hall.)

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider the rezoning of NW 36<sup>th</sup> and N. Rockwell Ave. from R-1, Residential Single Family and R-M, Residential Multi-Family to PUD, Planned Unit Development. Diaz reviewed the zoning of the surrounding properties; and presented a graph showing the differences between R-1, R-M and PUD zonings. Water and sewer lines are available. Diaz spoke about the PUD Ordinance.

Mr. Spaugy w/ Crafton Tull was present. We are proposing twenty-five lots with fifty units. The lot sizes will be 7,200 square feet. He requested approval of the PUD rezoning request.

Ms. Young, resident of 3706 N. Divis Ave spoke against the PUD rezoning request. Ms. Young is concerned with increase in traffic and value of her property.

Commissioner Williams asked if these duplexes will be rented or owned.

Mr. Spaugy w/ Crafton Tull stated he was not the builder, but it is a possibility of renting or selling.

Commissioner Helton asked if the PUD request would be a good fit.

Mr. Spaugy w/ Crafton Tull stated he feels the request will be a good fit with the apartments and other duplexes in the area.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the PUD rezoning request. The votes are as follows: AYE- Justin Peck, Steve Marx, Ron Crouch, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 4 - 1 - 0.

**ITEM 2:** PC 25-12

Comprehensive Plan Review. (tabled from the June 5, 2025 meeting)

**ACTION:** Brett Crecelius, Comm. Dev. Director stated this item was tabled from the June 5, 2025 meeting. So, we are going to go ahead and go through our Comp. Plan and take it in little sections at a time. The area we are going to look at is along N. Rockwell Avenue and NW 50<sup>th</sup> St. area.

Commissioner Helton asked how much industrial do we have now.

Brett Crecelis, Comm. Dev. Director explained you can see on the map, it is the old Gulf Stream building, east side of Rockwell (about two parcels), and small area by Public Works Department (NW 50<sup>th</sup> and N. College). We need to think about ideas on the possibility of how to amend the comp. plan as it relates to industrial use.

City of Bethany  
 Planning & Zoning Staff Report  
 July 17th, 2025

Case Number PC 25-13

**Request:** Consider a request by applicant Loyd Spaugy, E.I. Crafton Tull for Pelham Partners LLC, Agent for Owner and developer, to rezone NW 36<sup>th</sup> & N. Rockwell Ave. From R-1 Single Family Residential and R-M Residential Multiple Family to PUD Planned Unit Development.

Current Owners Church of the Nazarene & Bethany First Church of the Nazarene. Under Contract to purchase Pelham Partners LLC Owner and Developer. The applicant is Loyd Spaugy of Crafton Tull.

**These are the current legal descriptions of the three parcels**

**LEGAL DESCRIPTION:** FORREST HIGHLAND 000 000 LOTS 2 3 & 4 EX TRS 1 2 & 3 EXEMPT

**LEGAL DESCRIPTION:** FORREST HIGHLAND 002 000 A TR IN SE/C BEING 208FT E&W & 165FT N&S KNOWN AS TR #2 EXEMPT

**LEGAL DESCRIPTION:** FORREST HIGHLAND A PT OF LOTS 2 3 & 4 BEG 250FT S & 300FT W OF NE/C OF LOT 4 TH W80.66FT S302.11FT E57.51FT SE116.16FT SELY54.41FT SELY46.85FT SE93.46FT SE55.40FT W104.72FT N225FT W208FT N386FT E145FT S66FT TO BEG

**Proposed PUD:** A part of the SE/4 of section 17 T12N, R4W, I.M, City of Bethany Oklahoma County, Oklahoma.

**Current Zoning:** (R-1) Single-Family Residential and (R-M) Residential Multiple Family

**Proposed Zoning:** PUD Planned Unit Development

**Surrounding Zoning:**

Direction	Zoning
North	R-1 (Single- Family Residential)
South	C-G (Commercial- General) & R-2 (Residential Multiple Family)
East	R-1(Single- Family Residential) & R-2(Residential Multiple Family)
West	E-I (Educational- Institutional) &PUD (Planned Unit Development)

Table 1

**Total lot Characteristics**

Total Area	7.58 Acres
Building Lines	Minimum of 7,200 square feet with minimum lot area per dwelling unit 3,750 square feet. The minimum side yard building setback shall be 5 feet from each interior property line. Minimum side yard building set back on corner lots shall be 10 feet. Maximum coverage shall be 45%.
Water Lines	2" water line East side of N. Divis and a 10" water line west side of N. Rockwell Ave.
Sewer Lines	8" sanitary sewer line southside of NW 39 <sup>th</sup> ST and an 8" sanitary sewer line west of N. Rockwell Ave.
Proposed Structures	Duplexes
Existing Structures	Bethany Place Apartments & Ball Fields at Eldon Lyon Park

Table 2

**Background:**

The applicant is requesting the rezoning of the properties located at NW 36th Street and N. Rockwell Avenue from R-1 Single-Family Residential and R-M Residential Multiple-Family to PUD Planned Unit Development. The site is currently occupied by underutilized baseball fields. The proposed duplex development would consist of 25 duplexes, and it would be consistent with the existing residential character of the area, which includes duplexes to the west and south, and apartments to the east. The surrounding area consists of properties zoned R-1, C-G, R-2, E-I, and an existing PUD. To the west of the site is an established PUD known as Bethany Village Duplexes, which includes 27 duplex units.

Streets that are proposed in this PUD shall be public streets built to City of Bethany's standards and shall have right of way width of 50 feet.

There will be a five-foot sidewalk constructed along N. Divis Ave & NW 39<sup>th</sup> Street and a six-foot sidewalk will be constructed along N. Rockwell Ave., subject to the policies and procedures of the public works department.

There will be a six-foot wood privacy fence located along the east property line abutting the Fire Station, Apartments and gas convenience store to the southeast of the property of this PUD.

The design and number of all parking facilities in this PUD shall be in accordance with Title XV: Land Usage, Chapter 158, Zoning of the City of Bethany, Code of Ordinances, Chapter 158.035, Off-Street Parking and Chapter 158.036 Residential Parking Restrictions. Two spaces per dwelling unit within the structure shall be provided and there shall be no offsite parking along N. Rockwell Ave.

**Analysis:**

The site, encompassing approximately 7.58 acres, is currently zoned R-1 for Single-Family Residential use and R-M Residential Multiple Family. The proposed rezoning to PUD (Planned Unit Development) would enable the applicant to pursue development with greater flexibility and more creative design than generally possible under our conventional zoning. The applicant has done thorough research on the site plan and has provided the city with all the information about their plans.

The Comprehensive Plan designates this area as Public/Institutional, with future land use identified for hospitals, universities, schools, and churches. However, the Comp plan also highlights a shortage of diverse housing options and a growing desire from Bethany's target market for "middle-range" housing that offers desirable amenities such as larger square footage, additional bedrooms and bathrooms, and low-maintenance features like new construction and small or no yards.

The area's proximity to Eldon Lyon Park, Southwestern Christian University, and Bethany Children's Health Center presents an opportunity to introduce additional housing options suitable for young professionals and families. Increasing the availability of duplex housing in this area would help meet the demand for modern, low-maintenance homes and support the city's goal of providing diverse housing choices to help attract these young professionals and young families.

**Planned Unit Development Ordinance:**

The intent of the Planned Unit Development Overlay District (PUD) is to encourage developments with a superior built environment that permit greater flexibility and consequently more creative and imaginative design than generally is possible under conventional zoning regulations. It is hereby intended to permit, upon application and upon approval of site and use plans, the creation of Planned Unit Development Overlay Districts (PUD).

*Residential.* A PUD District may allow for a more flexible placement, arrangement and orientation of residential structures, with accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking. A PUD District also may provide for a mixture of housing types (single family, two family, multi-family, etc.) according to a carefully drawn plan. The proposed residential development shall make maximum use of natural features, and, through proper site planning measures, it shall be compatible with the existing character and development pattern of the surrounding area. In a PUD District proposing more than 75 individual residential dwelling units, no more than 12% of such units should be two-family or multi-family units.

**Required Action** Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. That would permit the property to be rezoned from R-1 (Single Family Residential) and R-M (Residential Multiple Family) to PUD (Planned Unit Development).

**Attachments:**

- Application
- Zoning Map
- Aerial Photographs
- Water & Sewer Atlases
- Public Notifications
- Certified Owners List



# 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: Loyd Spaugy, E.I. Crafton Tull, Agent for Owner Phone#: 405-787-6270  
Address: 300 Pointe Parkway Blvd, Yukon, OK 73099
2. Record Property Owner(s): Church of the Nazarene & Bethany First Church of the Nazarene Phone#: 405-789-2050  
Address: 6789 NW 39th Expressway Bethany, OK 73008
3. Request rezoning from: R-1, Residential One Family and R-M, Residential Multiple Family  
To: PUD, Planned Unit Development
4. Street address or location: NW 36th & N. Rockwell Ave
5. Legal description (attach if necessary): See attached; A tract of land situated within the Southeast Quarter (SE/4) of Section Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma
6. Area of property (sq. ft.): 7.58 ± Acres
7. The application shall be accompanied by the following:
  - a. Filing Fee.
  - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
  - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant:   
Signature of Property Owner: Loyd Spaugy, E.I. Crafton Tull, Agent for Owner

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

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

Generally located: NW of the intersection at N. Rockwell Ave & NW 36th Street, and East of Divis Ave.

---

Present Designation: R-1, Residential One Family and R-M, Residential Multiple Family

Requested to be changed to: PUD, Planned Unit Development

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 site is currently used for under utilized baseball fields, and the proposed duplex development will align with the existing residential character of the area, with duplexes to the west and south and apartments to the east. The site is served by existing infrastructure, making it suitable for residential use.

---

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

Applicant: Loyd Spaugy, E.I. Crafton Tull, Agent for Owner

Address: 300 Pointe Parkway Blvd. Yukon, OK 73099

Phone: 405-787-6270

Signature: 

Email Correspondence to: [Loyd.Spaugy@craftontull.com](mailto:Loyd.Spaugy@craftontull.com) Cc: [Jessica.Murphy@craftontull.com](mailto:Jessica.Murphy@craftontull.com)

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## **SECTION 1.0..... INTRODUCTION**

The Planned Unit Development (PUD) of Bethany Place, consisting of 7.58 acres is located within the SE/4 of Section 17, Township 12 North, Range 4 West, of the Indian Meridian, Oklahoma County, City of Bethany, Oklahoma. The subject property is generally located northwest of N.W. 36th Street and N. Rockwell Avenue.

## **SECTION 2.0..... LEGAL DESCRIPTION**

The legal description of the overall property comprising the proposed PUD of Bethany Place is described in Exhibit A, attached and is made a part of this Design Statement.

## **SECTION 3.0..... OWNER / DEVELOPER**

The owner / developer of this property described in Section 2.0 is; Pelham Partners, LLC, 16200 Sonoma Park Drive, Edmond, Oklahoma 73013.

## **SECTION 4.0..... SITE AND SURROUNDING AREA**

The subject property is currently zoned as R-1 Residential One-Family and R-M Residential Multiple Family and is used as sports fields. Surrounding properties are zoned and used for:

North: "R-1" Residential One-Family

South: "R-1" and "R-2" Residential Housing and "C-G" Commercial general (Child Care and Gas Station)

East: "R-M" Multi Residential District (Apartments & Fire Station)

West: PUD (Bethany Village Duplexes) & Eldon Lyon Park

## **SECTION 5.0..... PHYSICAL CHARACTERISTICS**

The highest elevation of the subject property is 1326 along the west property line, while the lowest elevation is 1317 at the northeast boundary. An existing East-West ridge bisects the property into a north and south drainage basin. The north basing drains towards west to east towards an existing storm inlet along N. Rockwell Ave. The south basin drains towards N. Donna Ave at an existing storm inlet. Most of the site is currently being used as a sport field. The subject site is not located within a FEMA designated 100-year floodplain or floodway.

## **SECTION 6.0..... CONCEPT**

The concept for this PUD is for a high-quality two-family community.

### **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

On-Street maneuvering into parking spaces shall be permitted. The location of the On-Street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property. The two-family lot size shall be a minimum of 7,200 square feet with minimum lot area per dwelling unit of 3,750 square feet. The minimum side yard building setback shall be 5-feet from each interior property line. The minimum side yard building setback on corner lots shall be 10-feet. Maximum lot coverage shall be 45%.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 STREETS**

The adjacent street to the east is N. Rockwell Ave and has a right-of-way of 100-feet. The street to the south is N. Donna Avenue with a right-of-way 40-feet. The street to the west is N. Divis Ave. and has a variable right-of-way width with the minimum of 56.78-feet. The street to the north is NW 39<sup>th</sup> Street with a right-of-way of 60-feet.

Streets that are proposed in this PUD shall be public streets built to City of Bethany's standards and shall have right-of-way width of 50-feet.

### **7.2 SANITARY SEWER**

Sanitary sewer facilities for this property are available. There is an 8-inch sanitary sewer line along the south side of NW 39<sup>th</sup> Street that flows east and an 8-inch sanitary sewer line along the west side of N. Rockwell Ave flowing south.

### **7.3 WATER**

Water facilities for this property are available. There is an existing 2" water line running along the east side of N. Divis Street and a 10-inch water line running along the west side of N. Rockwell Ave. A future 6-inch water main is proposed by City of Bethany along the south side of NW 39<sup>th</sup> Street. A fire hydrant is located adjacent to the existing entrance of N. Donna Ave and a fire Hydrant located in Bethany Village NE entrance.

### **7.4 FIRE PROTECTION**

Bethany Fire & Rescue is located at 3919 N Rockwell Ave., Northeast of the project site.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with the various utility companies will be made in conjunction with this development.

## 7.6 PUBLIC TRANSPORTATION

There are no bus stops in this PUD.

## 7.7 DRAINAGE

No portion of the property within this Planned Unit Development is located within the FEMA 100-year floodplain.

## 7.8 COMPREHENSIVE PLAN 2030

The Comprehensive Plan 2030 Land Use Plan designates this area as Parks/Open Space.

## **8.0..... SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Bethany's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the City of Bethany, Code of Ordinances, "Code", in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

### 8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "R-2" Residential Two-Family shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

## **9.0..... SPECIAL CONDITIONS**

The following special conditions shall be made as part of this PUD:

### 9.1 LANDSCAPING REGULATIONS

The landscape in this PUD shall be in accordance with Title XV: Land Usage, Chapter 155, Site Plans of the City of Bethany, Code of Ordinances, Chapter 155.10, Landscaping. The subject site shall meet all requirements of the City of Bethany's Landscaping Ordinance in place at the time of development.

## 9.2 LIGHTING REGULATIONS

The lighting in this PUD shall be in accordance with Title IX: General Regulations, Chapter 92, Streets and Sidewalks of the City of Bethany, Code of Ordinances, Chapter 92.4, Provision of Street Lights. The City Manager shall provide for and designate the places for streetlights.

## 9.3 SCREENING REGULATIONS

A six-foot wood privacy fence shall be located along the east property line abutting the Fire Stations, Apartments and gas convenience store to the southeast of the property of this PUD.

## 9.4 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

## 9.5 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Bethany City Code of Ordinances. Such drainage-ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

## 9.6 ACCESS REGULATIONS

There shall be a maximum of one point of access to the internal street for this PUD from N. Donna Ave.

Individual lots shall be permitted to take access from N. Divis. Ave, NW 39<sup>th</sup> Street & N. Rockwell Avenue

## 9.7 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Title XV: Land Usage, Chapter 158, Zoning of the City of Bethany, Code of Ordinances, Chapter 158.035, Off-Street Parking and Chapter 158.036 Residential Parking Restrictions. Two spaces per dwelling unit within the structure shall be provided and shall be no offsite parking along N. Rockwell Ave.

## 9.8 SIGNAGE REGULATIONS

Signage shall conform to the City of Bethany Municipal Code, 2002, as amended

#### 9.8.1 FREESTANDING SIGNS

Multi-family residential subdivision freestanding sign requirements shall be in accordance with Title XV: Land Usage, Chapter 153, Sign Regulations of the City of Bethany, Code of Ordinances.

#### 9.8.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

#### 9.8.3 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display Signs are specifically prohibited in this PUD.

#### 9.9 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

#### 9.10 SIDEWALK REGULATIONS

Sidewalk requirements shall be in accordance with Title XV: Land Usage, Chapter 154.53, Sidewalks, of the City of Bethany, Code of Ordinances. A five-foot sidewalk shall be constructed along N. Divis Ave. & NW 39<sup>th</sup> Street and a six-foot sidewalk shall be constructed along N. Rockwell Ave., subject to the policies and procedures of the Public Works Department.

#### 9.11 HEIGHT REGULATIONS

The maximum height of any structure shall be 35-feet or 2-1/2 stories in this PUD.

#### 9.12 LOT, SETBACK AND YARD STANDARDS

The two-family lot size shall be a minimum of 7,200 square feet with minimum lot area per dwelling unit of 3,750 square feet. The minimum lot width shall be 60-feet. The minimum lot depth shall be 100-feet. The minimum front yard building setback shall be 25-feet. The minimum side yard building setback shall be 5-feet from each interior property line. The minimum side yard building setback on corner lots shall be 10-feet. The minimum rear yard building setback shall be 20-feet. Maximum lot coverage shall be 45%.

#### 9.13 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Bethany Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

#### 9.14 COMMON AREAS

Maintenance of the common areas and features in the development shall be the responsibility of

the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks and benches, shall be permitted if installed in a manner to meet the requirements specified above.

#### 10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

#### 11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTIONS

EXHIBIT B: MASTER DEVELOPMENT PLAN

EXHIBIT C: TOPOGRAPHY MAP

# EXHIBIT A

## **Bethany Project Legal Description**

A tract of land situated within the Southeast Quarter (SE/4) of Section Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said SE/4; thence  
N00°18'34"W along the East line of said SE/4 a distance of 333.69 feet; thence  
S89°26'52"W a distance of 50.00 feet to the POINT OF BEGINNING; thence

S89°25'17"W a distance of 578.32 feet; thence  
N00°18'32"W a distance of 960.00 feet; thence  
N89°25'17"E a distance of 295.32 feet; thence  
S00°18'32"E a distance of 250.00 feet; thence  
S89°25'17"W a distance of 80.66 feet; thence  
S00°18'32"E a distance of 302.11 feet; thence  
N89°25'17"E a distance of 57.51 feet; thence  
S79°29'20"E a distance of 116.16 feet; thence  
S03°10'34"E a distance of 54.41 feet; thence  
S08°27'35"E a distance of 46.85 feet; thence  
S12°26'53"E a distance of 93.46 feet; thence  
S59°50'27"E a distance of 55.40 feet; thence  
N89°26'52"E a distance of 115.28 feet; thence  
S00°18'34"E a distance of 164.95 feet to the POINT OF BEGINNING.

Said tract contains 330,254 Sq Ft or 7.58 Acres, more or less.

Basis of Bearing: South line of the SE/4 of Section 17, T12N, R4W, I.M. - S89°26'52"W





WARRANTY DEED

(Statutory Form—Individuals)

KNOW ALL MEN BY THESE PRESENTS:

THAT Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman

part 1.00 of the first part, in consideration of the sum of Ten and No/100-----Dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Church of the Nazarene of

Bethany, Oklahoma, Incorporated part Y

of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

All of Lot Two (2) FOREST HIGHLANDS, a Subdivision of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Seventeen (17), Township Twelve (12) North, Range Four (4) West of the I. M., less and except a tract of ground in the Southeast corner of said Lot 2, and more particularly described as follows: Beginning at the Southeast Corner of said Lot 2; thence West 208 feet; thence North 165 feet; thence East 208 feet; thence South 165 feet to the point or place of beginning.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part Y of the second part, its SUCCESSORS ~~and assigns~~ forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature. (The consideration for this deed is less than \$100.00)

Signed and delivered this 20th day of July, 1963,  
Ellis W. Hooper  
Sibyl A. Hooper

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma County of Oklahoma ss.  
Before me, a Notary Public in and for said County and State, on this 20th day of July, 1963, personally appeared Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman

to me known to be the identical person he who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness under my hand and seal the day and year last above written. James P. [Signature] Notary Public  
My commission expires March 22, 1965

NOTE: This form is supplied by TITLE GUARANTEE DEPARTMENT of AMERICAN-FIRST TITLE & TRUST CO., Oklahoma City for use in connection with the recording of deeds. This instrument or form should ever be prepared by anyone other than an Attorney.

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 17  
THIS 20th DAY OF JULY, 1963 AT BETHANY, OKLAHOMA, AND DULY RECORDED.  
J. R. MATTHEW, COUNTY CLERK BY [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.

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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.)

**CHURCH OF THE NAZARENE**  
**ADDRESS:** 6789 NW 39<sup>th</sup> Expressway  
Bethany, OK 73008  
**PHONE:** 405 789-2050

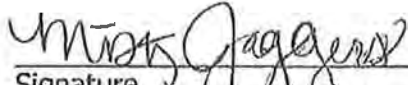
June 12, 2025

The City of Bethany  
Community Development Department  
6700 NW 36<sup>th</sup> Street  
Bethany, OK 73008

RE: Proposed NW 36th & N. Rockwell Ave,  
PUD RZ

To Whom It May Concern:

This letter will provide Pelham Partners, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and Planning of 7.58± acres being a part of the SE/4 of Section 17, T-12-N, R-4-W, I.M., Oklahoma County and generally located along N. Rockwell Avenue, Bethany, Oklahoma.

  
\_\_\_\_\_  
Signature  
Title: Executive Director

CTA Project #25605700

2024103101149139 B: 15910 P: 715  
10/31/2024 02:26:29 PM Pgs: 7  
Fee: \$30.00 Doc Stamp: \$75.00  
Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



## WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
File No.: 2424549  
Stewart Title Guaranty Company

**Know All Men by These Presents:**

THAT, **BPA Group LLC, an Oklahoma limited liability company**, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Bethany First Church of the Nazarene** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A"

Stewart Title of Oklahoma, Inc.  
5101 Gaillardia Corp. Place  
Suite C  
Oklahoma City, OK 73142

Grantee's Mailing Address:

60189 39th Expressway Bethany Ok 73008

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed this 30<sup>th</sup> day of October, 2024

**THE CITY OF BETHANY  
PLANNED UNIT DEVELOPMENT**

**PUD –**

**DESIGN STATEMENT**

**FOR**

**BETHANY PLACE**

**June 11, 2025**

**PREPARED BY:**

Crafton Tull & Associate  
300 Pointe Parkway Boulevard  
Yukon, Oklahoma 73099  
P: 405.787.6270 F: 405.787.6276  
E: [Loyd.Spaugy@craftontull.com](mailto:Loyd.Spaugy@craftontull.com)

**PREPARED FOR:**

Pelham Partners, LLC  
16200 Sonoma Park Drive  
Edmond, Oklahoma 73013  
P 405.848-1581  
E: [michael@ccdcproperties.com](mailto:michael@ccdcproperties.com)

**BETHANY FIRST CHURCH OF THE NAZARENE**

**ADDRESS:** 6789 NW 39<sup>th</sup> Expressway

Bethany, OK 73008

**PHONE:** 405 789-2050

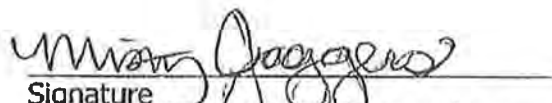
June 12, 2025

The City of Bethany  
Community Development Department  
6700 NW 36<sup>th</sup> Street  
Bethany, OK 73008

RE: Proposed NW 36th & N. Rockwell Ave,  
PUD RZ

To Whom It May Concern:

This letter will provide Pelham Partners, LLC. and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and Planning of 7.58± acres being a part of the SE/4 of Section 17, T-12-N, R-4-W, I.M., Oklahoma County and generally located along N. Rockwell Avenue, Bethany, Oklahoma.

  
Signature  
Title: Executive Director

CTA Project #25605700

BPA Group LLC, an Oklahoma limited liability company

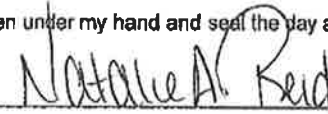
By:   
Rhett L. Tullis, Manager

2424549  
ACKNOWLEDGMENT

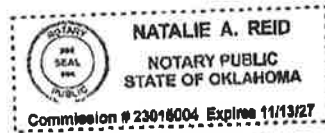
State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 30<sup>th</sup> day of October, 2024, personally appeared, Rhett L. Tullis, Manager of BPA Group LLC, an Oklahoma limited liability company, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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



Commission Expires: \_\_\_\_\_




**SUBDIVISION REGULATIONS  
EXEMPTION TO ALLOW LOT LINE ADJUSTMENT**

Application No. \_\_\_\_\_ Date: \_\_\_\_\_

We, the undersigned, being the owners of the following described property do hereby make application and petition the Lot Adjustment Committee composed of the Community Development Director, City Engineer, City Building Inspector to exempt the following described property from the replatting requirements of the Bethany Subdivision Regulations. In support of this application the following facts and materials are submitted.

1. Street number(s): 3903 N. ROCKWELL AVE & 3801 N. ROCKWELL
2. Legal description: Lots 2, 3, and 4 in the Forest Highland Addition, being part of the SE/4 of Section 17, 12N, 14W
3. Copy of deed attached \_\_\_\_\_
4. Number of existing building sites 1
5. Use of existing buildings Bethany Place Apartments and ball fields at Eldon Lyon Park
6. Present Zoning Residential multi family & residential one-family
7. Number of building sites proposed 0
8. Plot plan or loan survey attached showing:
  - a. Frontage on street for each lot affected \_\_\_\_\_
  - b. Lot depth \_\_\_\_\_
  - c. Building dimensions \_\_\_\_\_
  - d. Building setbacks (front, rear, side) for each lot affected \_\_\_\_\_
9. Public or off-site improvements which serve the property:
  - a. Street pavement width \_\_\_\_\_
  - b. Street surface type \_\_\_\_\_
  - c. Street right-of-way width \_\_\_\_\_
  - d. Alley right-of-way width \_\_\_\_\_
  - e. Utility easement width \_\_\_\_\_
  - f. Storm sewer size \_\_\_\_\_
  - g. Water main size \_\_\_\_\_
  - h. Sanitary sewer size \_\_\_\_\_
10. Signature of Owner(s): Rhett Tullis  
 Owner(s) Print Name: Rhett Tullis

**DECISION OF LOT ADJUSTMENT COMMITTEE**

	Approved	Denied
City Engineer		_____
Community Development Director	_____	_____
City Inspector	_____	_____

OAG 2024-2 – NON - EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA        )  
  )        ss.  
COUNTY OF OKLAHOMA    )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Rick Harvey (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Pastor (role, such as titled officer or trustee) of Bethany First Church of the Nazarene (legal name, along with any trade or fictitious names, of business, trust or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. 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 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.

4. The Entity 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.
5. If the Entity is a trust, its grantees(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. 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 subject me and/or the Entity to 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2424549

A tract of land being a part of Lots Two (2), Three (3), and Four (4), in FOREST HIGHLANDS to Oklahoma County, Oklahoma, according to the plat recorded in Book 16 of Plats, Page 91 also lying in the Southeast Quarter of Section 17, Township 12 North Range 4 West of the Indian Meridian and being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 4;

THENCE South  $00^{\circ}18'32''$  East, along the east line of said Lot 4, a distance of 250.00 feet;

THENCE South  $89^{\circ}25'17''$  West, parallel with the north line of said Lot 4, a distance of 300.00 feet to the POINT OF BEGINNING;

THENCE continuing South  $89^{\circ}25'17''$  West and parallel with said north line, a distance of 80.66 feet;

THENCE South  $00^{\circ}18'32''$  East, parallel with the east line of Lots 4, 3 and 2, a distance of 302.11 feet;

THENCE North  $89^{\circ}25'17''$  East, parallel with the north line of said Lot 4, a distance of 57.51 feet;

THENCE South  $79^{\circ}29'20''$  East a distance of 116.16 feet;

THENCE South  $03^{\circ}10'34''$  East a distance of 54.41 feet;

THENCE South  $08^{\circ}27'35''$  East a distance of 46.85 feet;

THENCE South  $12^{\circ}26'53''$  East a distance of 93.46 feet;

THENCE South  $59^{\circ}50'27''$  East a distance of 55.40 feet;

THENCE South  $89^{\circ}25'17''$  West, parallel with the north line of said Lot 4, a distance of 104.72 feet;

THENCE North  $00^{\circ}18'32''$  West, parallel with the east line of said Lots 2, 3, and 4, a distance of 225.00 feet;

THENCE South  $89^{\circ}25'17''$  West, parallel with the north line of said Lot 4, a distance of 208.00 feet;

THENCE North  $00^{\circ}18'32''$  West, parallel with the east line of said Lots 2, 3, and 4, a distance of 386.00 feet;

THENCE North  $89^{\circ}25'17''$  East, parallel with the north line of said Lot 4, a distance of 145.00 feet;

THENCE South  $00^{\circ}18'32''$  East, parallel with the east line of said Lots 4, 3, and 2, a distance of 66.00 feet to the POINT OF BEGINNING.

**SUBDIVISION REGULATIONS  
EXEMPTION TO ALLOW LOT LINE ADJUSTMENT**

Application No. \_\_\_\_\_ Date: \_\_\_\_\_

We, the undersigned, being the owners of the following described property do hereby make application and petition the Lot Adjustment Committee composed of the Community Development Director, City Engineer, City Building Inspector to exempt the following described property from the replatting requirements of the Bethany Subdivision Regulations. In support of this application the following facts and materials are submitted.

1. Street number(s): 3903 N. ROCKWELL AVE & 3801 N. ROCKWELL
2. Legal description: Lots 2, 3, and 4 in the Forest Highland Addition, being part of the SE/4 of section 17, 12N, 44W
3. Copy of deed attached \_\_\_\_\_
4. Number of existing building sites 1
5. Use of existing buildings Bethany Place Apartments and ball fields at Eston Lyon Park.
6. Present Zoning Residential multi family & residential one-family
7. Number of building sites proposed 0
8. Plot plan or loan survey attached showing:
  - a. Frontage on street for each lot affected \_\_\_\_\_
  - b. Lot depth \_\_\_\_\_
  - c. Building dimensions \_\_\_\_\_
  - d. Building setbacks (front, rear, side) for each lot affected \_\_\_\_\_
9. Public or off-site improvements which serve the property:
  - a. Street pavement width \_\_\_\_\_
  - b. Street surface type \_\_\_\_\_
  - c. Street right-of-way width \_\_\_\_\_
  - d. Alley right-of-way width \_\_\_\_\_
  - e. Utility easement width \_\_\_\_\_
  - f. Storm sewer size \_\_\_\_\_
  - g. Water main size \_\_\_\_\_
  - h. Sanitary sewer size \_\_\_\_\_
10. Signature of Owner(s): [Signature]  
 Owner(s) Print Name: Saya R. White

**DECISION OF LOT ADJUSTMENT COMMITTEE**

	Approved	Denied
City Engineer	<u>[Signature]</u>	_____
Community Development Director	<u>[Signature]</u>	_____
City Inspector	<u>[Signature]</u>	_____

OAG 2024-2 - NON - EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

*Rick Harvey*  
Rick Harvey

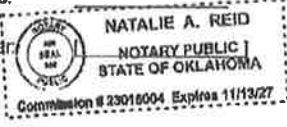
10-30-24  
Date

The foregoing instrument was subscribed and sworn to before me this 30<sup>th</sup> day of October, 2024, by Rick Harvey.

My Commission Expires:

*Natalie A. Reid*  
NOTARY PUBLIC:

My Commission Number:



WARRANTY DEED

(Statutory Form—Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman,

part 10 of the first part, in consideration of the sum of Ten and No/100 dollars.

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto Bethany First Church of the Nazarene, a Corporation,

part V

of the second part, the following described real property and premises situate in Oklahoma

County, State of Oklahoma, to-wit:



A part of Lot 2, FOREST HIGHLANDS, a Subdivision of the SE 1/4 of Section 17, Township 12 North, Range 4 West of the L.M., more particularly described as follows: Beginning at the Southeast corner of said Lot 2; Thence West 208 feet; Thence North 165 feet; Thence East 208 feet; Thence South 165 feet to the point or place of beginning,

215 2150



STATE OF OKLAHOMA  
DEPARTMENT OF REVENUE  
RECEIVED - 11-11-73  
GAIL PARHAM  
CLERK

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part V of the second part, its successors, heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 10 day of October, 1973  
Sibyl A. Hooper Ellis W. Hooper

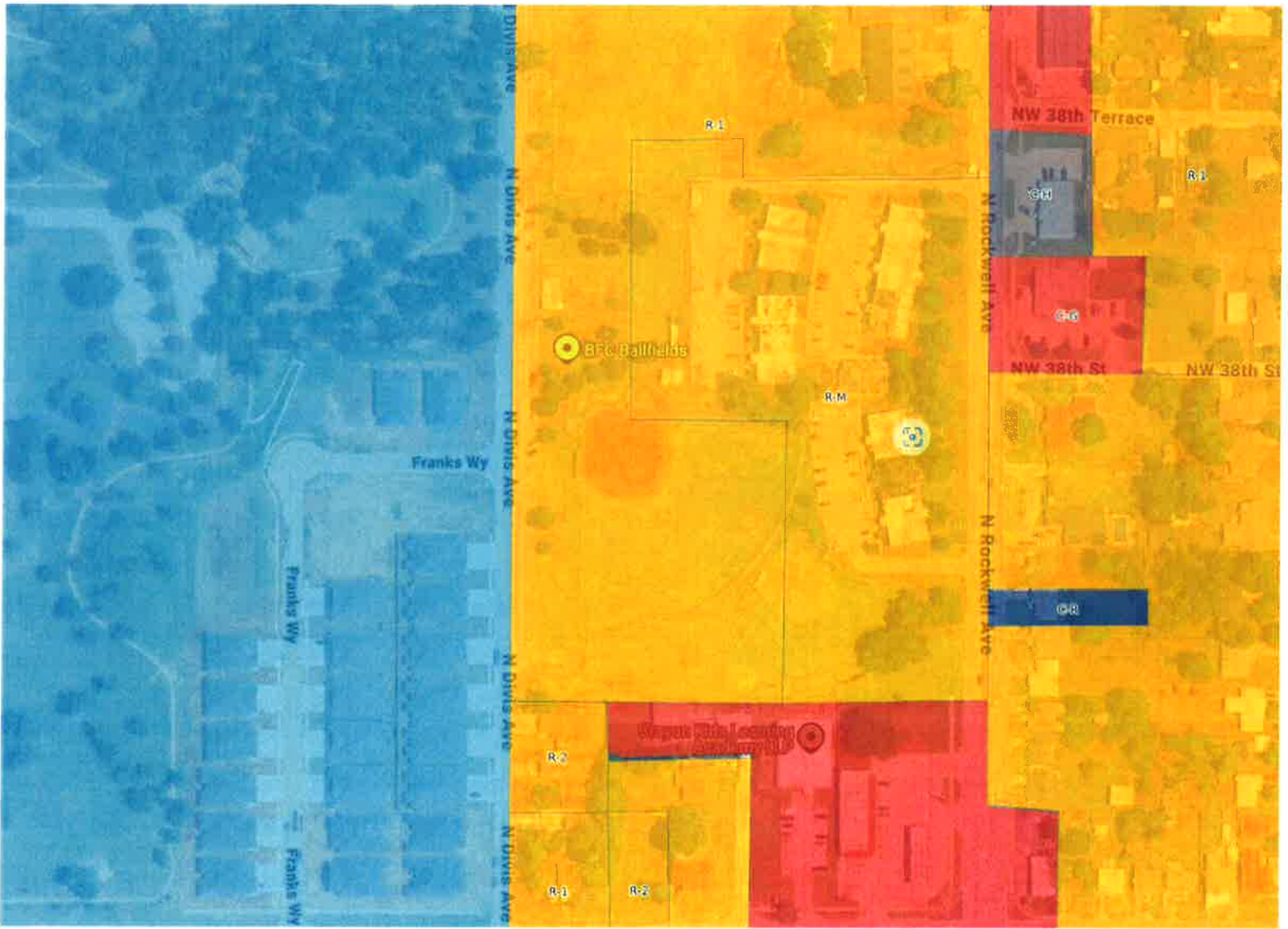
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma, County of Oklahoma, ss.  
Before me, a Notary Public in and for said County and State on this 10 day of October, 1973,  
personally appeared Ellis W. Hooper, a single man, and Sibyl A. Hooper, a single woman,

to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act, and deed for the uses and purposes therein set forth.

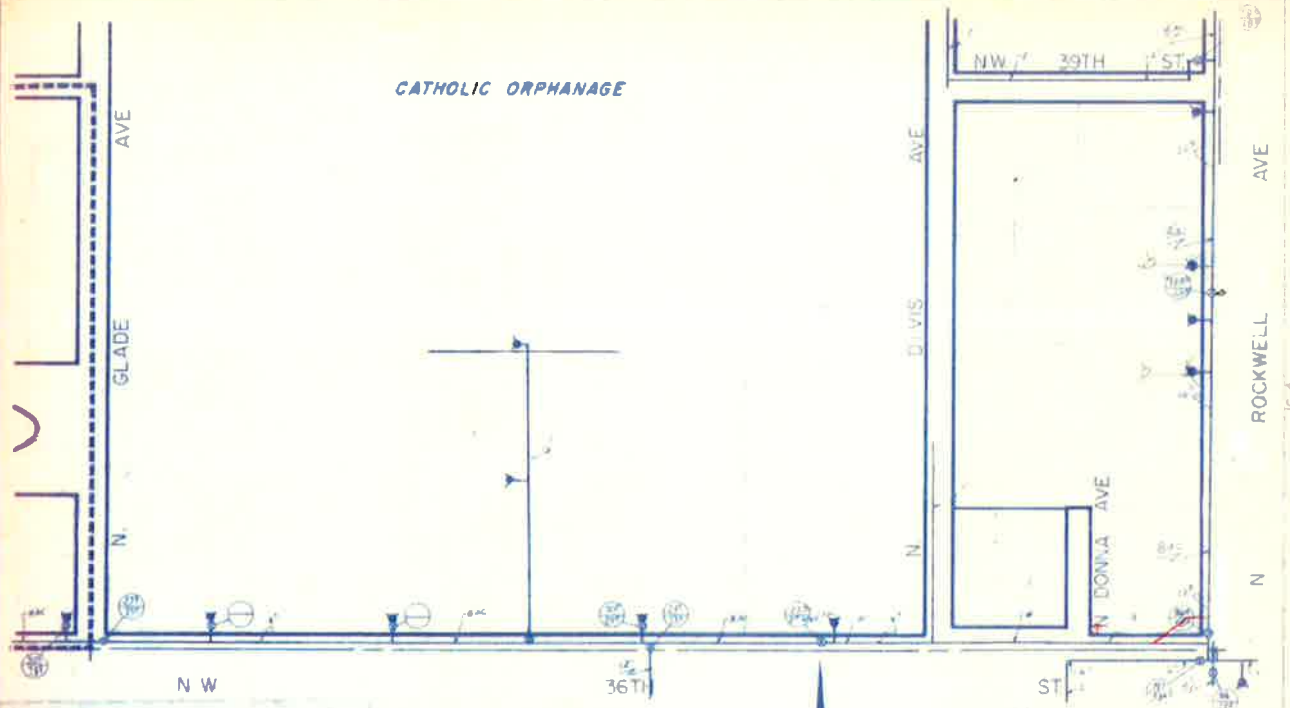
Given under my hand and seal this 10th day and year last above written.  
My commission expires 3-27-77 James Posey Notary Public

NOTE—This form supplied by TITLE GUARANTY DEPARTMENT OF AMERICAN-FIRST TITLE & TRUST CO., Oklahoma City, for the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney. G44





CATHOLIC ORPHANAGE



17-4

16-4

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1964, AS AMENDED

SCALE 1" = 200'



# CITY OF BETHANY

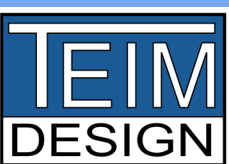
## OKLAHOMA

AGENDA: 08/07/2025  
ITEM: 7



## PROJECT UPDATES

August 2025



# PROPOSITION 1-C

## NW 36<sup>TH</sup> / COUNCIL ROAD

CITY OF BETHANY



## Traffic Signalization and Pedestrian Crosswalk Improvements

- Survey complete
- Design complete
- Right-of-Way/Easements determined
- Project awarded May 20, 2025, TLS Group \$331,113.50
- Anticipated construction to begin in August 2025

# PROPOSITION 1-D

## PENIEL – 39<sup>TH</sup> TO 42<sup>ND</sup>

CITY OF BETHANY



### Peniel Ave. from NW 39<sup>th</sup> Expressway to NW 42<sup>nd</sup> Street

Reconstruction of Peniel Avenue beginning at NW 39<sup>th</sup> Expressway extending north approximately 1,300 feet to NW 42<sup>nd</sup> Street. Reconstruction of Plain Jointed PC Concrete.

- Survey: Complete
- Environmental: Complete
- Roadway Design: Complete. Plan-in-hand held July 26, 2023. Utilities cleared.
- Low Bidder – All Roads Paving - \$408,743.68
- Under construction

# PROPOSITION 2-A ELDON LYON PARK

CITY OF BETHANY



## Repair, improve, remodel, equip, and renovate playground, exercise station, multipurpose shelters, and remodel restroom facilities.

- Restroom facilities have been inspected and evaluated for remodel.
- Multipurpose shelter concepts presented and recommended for approval by the Parks Board.
- Design complete
- Project awarded to C4L, LLC. – June 4, 2024 - \$985,505.00
- Construction substantially complete

# PROPOSITION 2-B

## RIPPER PARK

CITY OF BETHANY



### Acquiring and improving playground equipment, and constructing or remodeling restroom facilities

- Restroom facilities have been inspected and evaluated for remodel
- Design complete
- Project awarded to C4L, LLC. – June 4, 2024 - \$985,505.00
- Construction substantially complete

# PROPOSITION 2-C

## HENRY GARRISON PARK

CITY OF BETHANY



### Acquiring and improving playground equipment, constructing a multipurpose pavilion, and constructing or remodeling restroom facilities

- Restroom facilities have been inspected and evaluated for remodel
- Multipurpose shelter concepts presented and recommended for approval by the Parks Board
- Design complete
- Project awarded to C4L, LLC. – June 4, 2024 - \$985,505.00
- Construction substantially complete

# PROPOSITION 2-D

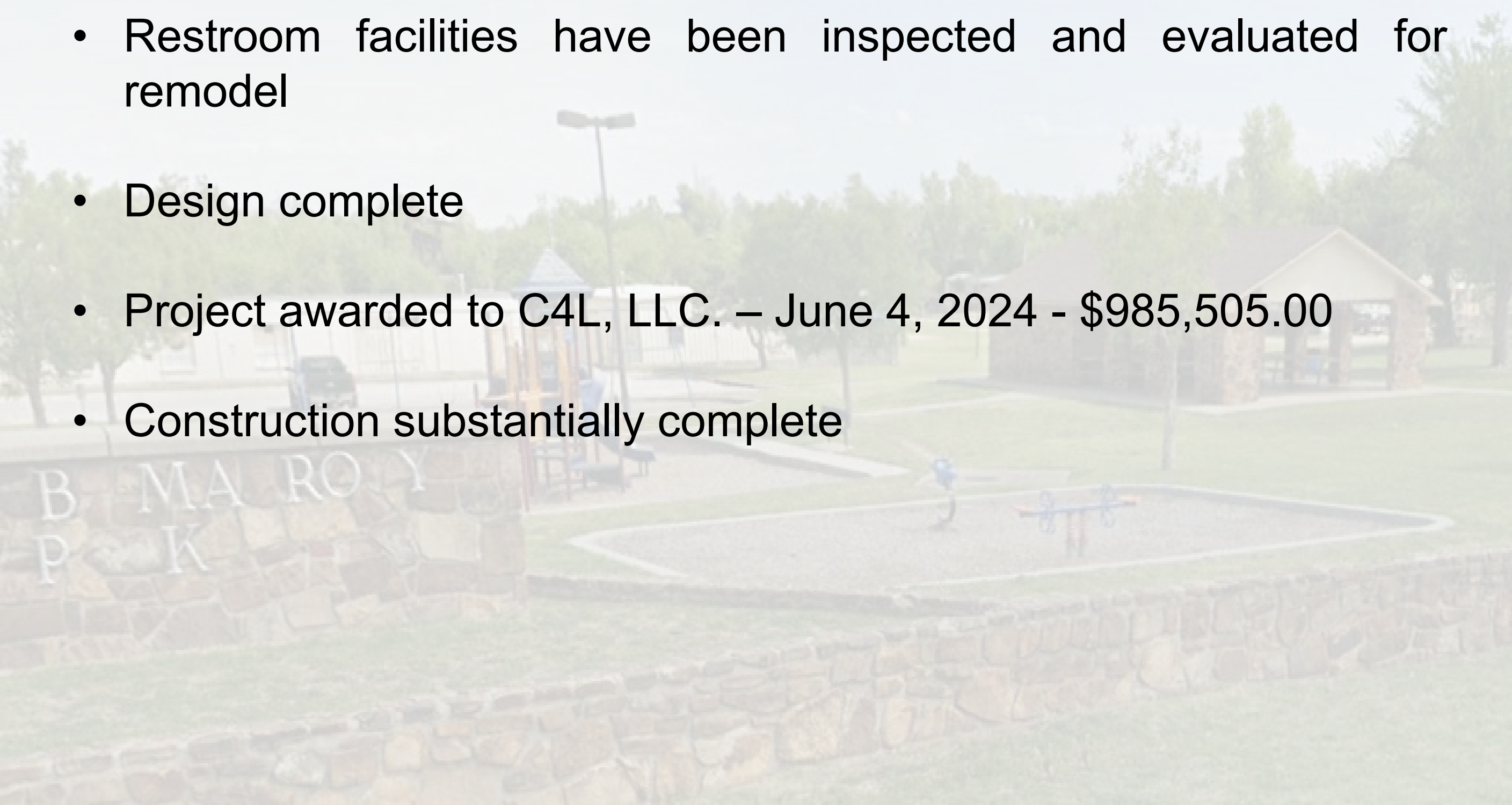
## MACRORY PARK

CITY OF BETHANY



### Acquiring and improving playground equipment, and constructing or remodeling restroom facilities

- Restroom facilities have been inspected and evaluated for remodel
- Design complete
- Project awarded to C4L, LLC. – June 4, 2024 - \$985,505.00
- Construction substantially complete



# PROPOSITION 2-F

## CECIL MENDENALL PARK

CITY OF BETHANY



### Improving but not limited to constructing restroom facilities

- Funding sources to include 2016 G.O. Bond for restroom and fencing improvements
- New restroom location identified
- Design complete
- Project awarded to C4L, LLC. – June 4, 2024 - \$985,505.00
- Construction substantially complete

# PROPOSITION 3-C

## ANIMAL SHELTER

CITY OF BETHANY



### Repairing, renovating, equipping and furnishing the existing animal shelter facility within the City of Bethany located at 5100 North College Avenue

- Geotechnical soil boring – complete
- Footing recommendations – complete
- Survey – complete
- A sanitary sewer has been found that was not shown on any city atlas that is currently under part of the building. Plans to realign the sanitary sewer are complete and have been approved by the ODEQ.
- Bid Let Date: December 21, 2023
- Apparent low bidder – Luckinbill - \$123,792.00 – Construction complete
- Building expansion low bidder – C4L - \$205,000.
- Construction substantially complete

# PROPOSITION 4-A DRAINAGE

CITY OF BETHANY



**Constructing, improving, enlarging, engineering, equipping, and repairing storm drainage facilities within the City of Bethany. These projects may be completed in phases and funds provided by other governmental agencies and other sources may be used to complete these projects.**

- Identifying and prioritizing CMP's under pavement
- Identifying additional funding sources
- Pipe inspection complete at 6 locations.

# ARPA FUNDED PROJECTS

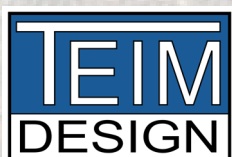
## SANITARY SEWER REPLACEMENT

CITY OF BETHANY



### American Rescue Plan Act funded Sanitary Sewer Replacement on Peniel, in the amount of \$3,372,692

- Project includes lift station and sanitary sewer line replacement
- Video of existing sewer line complete
- Survey is complete
- Lift Station at NW 31<sup>st</sup> and Peniel and associated gravity main design complete and permit received from ODEQ. Project awarded to Urban Contractors - \$1,801,015.00.
- Currently reviewing project submittals.
- Construction scheduled to begin July 2025.





- Existing wellfield production 3.01 MGD
- Re-drilling water wells to increase production by 1.1 MGD
- Rehabilitating wells to increase production by 0.3 MGD
- Increase capacity in wellfield transmission lines to transport increased production to the water treatment plant
- Current ARPA funding is \$4.6 million
- Project awarded to Diversified Construction – March 19, 2024 - \$3,675,455.00
- Construction substantially complete
  - Drilling complete for wells 8, 26, & 27
  - North wellfield transmission pipe installation complete
  - Well testing and startup under way for wells 8 and 26



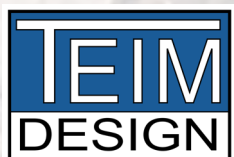
## Water Treatment Plant Granular Activated Carbon (GAC) Filter Upgrades

- Repair and upgrade one damaged and out of service GAC filter
- Upgrading 3 GAC filters with additional piping, diffusers, and anchoring system for more efficient and enhanced operations
- Full scale pilot study to confirm plant can meet future water quality standards
- Apply for possible loan forgiveness for the project from the Oklahoma Department of Environmental Quality (ODEQ) at the appropriate time



### NW 25<sup>th</sup> and Shannon Lift Station Replacement

- Survey complete
- Environmental Categorical Exclusion Application – complete and submitted to EPA.
- Design underway
- Preliminary workplan submitted to the Environmental Protection Agency (EPA). National Environmental Policy Act (NEPA) coordination underway.
- Oklahoma Historical Society and Oklahoma State Archeologists approved the project.
- Project submitted for funding by the EPA through Grants.Gov.





## Waterline Replacement (NW 34<sup>th</sup> - Holloway to Mueller)

- Survey complete
- Design complete
- Project awarded July 15, 2025 to Brewer Construction Oklahoma, LLC. in the amount of \$233,634.00

# 2026 COMMUNITY PROJECT FUNDING CONGRESSWOMAN STEPHANIE BICE

CITY OF BETHANY



## NW 50<sup>th</sup> and McMillan Lift Station Rehabilitation and Upgrade

- New chopper pumps
- Upgraded electrical system
- New valves and piping
- Applied for 2026 Community Project Funding opportunity through Congresswoman Stephanie Bice's office.

# SIDEWALK PARTNERSHIP PROGRAM PROJECT PHASE I

CITY OF BETHANY



NW 43<sup>rd</sup> – Asbury to College

N. Mueller – NW 43<sup>rd</sup> to NW 44<sup>th</sup>

N. Mueller – South of NW 42<sup>nd</sup>

- Survey complete
- Design complete
- Project awarded July 15, 2025 to Parathon Construction, LLC. in the amount of \$130,209.00



## NW 30<sup>th</sup> Street and Wilburn Sewer Line Project

- Survey complete
- Design complete
- ODEQ permit approved
- Easement staked for construction
- Under construction

# COMPLETED PROJECTS

CITY OF BETHANY



## G.O. BOND PROJECTS

Proposition 1-A	NW 23 <sup>rd</sup> & Rockwell	\$384,745.14
Proposition 1-B	NW 36 <sup>th</sup> & Rockwell	\$434,655.74
Proposition 1-E	NW 30 <sup>th</sup> - Rockwell to Peniel	\$551,966.38
Proposition 1-F	Mueller – NW 44 <sup>th</sup> to NW 50 <sup>th</sup>	\$802,755.28
Proposition 1-G	N. Divis – NW 36 <sup>th</sup> to NW 39 <sup>th</sup> Expressway	\$474,043.33
Proposition 1-H	Peniel – NW 25 <sup>th</sup> to NW 30 <sup>th</sup>	\$329,177.74
Proposition 2-B	Ripper Park Pickleball Courts – TSET Funded	\$89,000.00
Proposition 2-E	Ron Clark Park – TSET Funded	\$40,000.00
Proposition 3-A	Fire Station	\$1,356,611.00
Proposition 3-B	Police Headquarters Addition	\$360,780.00
Proposition 3-B	Roof Replacement	\$442,439.00

## ARPA PROJECTS

Sanitary Sewer Replacement-Force Main (Peniel – NW 25 <sup>th</sup> to NW 32 <sup>nd</sup> )	\$827,503.66
Oklahoma County Funded Water Meter Project (260 meters)	\$250,000.00
Smart Water Meters	\$2,462,999.96
NW 34 <sup>th</sup> Street Healthy Living	\$100,000.00

# COMPLETED PROJECTS

CITY OF BETHANY



## ODOT PROJECTS

CRSSA Mill & Overlay – 23 <sup>rd</sup> & Rockwell	\$609,161.00
SH-66 Pedestrian Improvement Project	\$2,266,000.00
NW 23 <sup>rd</sup> Street Sidewalk Project	\$396,779.35

## CITY FUNDED

Ripper Park Swimming Pool Phase 1	\$135,000.00
Ripper Park Swimming Pool Phase 2	\$89,489.00
Ripper Park Swimming Pool Phase 2B	\$99,897.00
Public Art Library (Owl)	\$4,000.00

**Agenda: 08/05/2025**  
**Item: 8**  
**BPWA Item: 2**

**BETHANY CITY COUNCIL**  
**BETHANY PUBLIC WORKS AUTHORITY**

**From:** Elizabeth Gray, City Manager  
**Date:** July 28, 2025  
**Subject:** Ratify emergency expenditures for sewer line repairs at NW 55<sup>th</sup> Street and Mueller Avenue in the City of Bethany

BACKGROUND

Council was notified of a sewer line failure on July 24, 2025. The City of Bethany has deployed the emergency on call contract to effectively and safely implement sewer repairs at NW 55<sup>th</sup> Street and Mueller Avenue in the City of Bethany.

The cost of the repairs is approximately \$150,000.

RECOMMENDATION

1. Ratify emergency repair expenditures utilizing the Krapff-Reynolds Construction Co. on call/emergency contract for Sewer Line Repair Services at NW 55<sup>th</sup> Street and Mueller Avenue in Bethany Oklahoma.

ADDITIONAL COMMENTS

The funding source is account 056-512.2-342 Sewer Line Maintenance. This will leave a \$336,406. balance in this account.



**BETHANY CITY COUNCIL**

From: Elizabeth Gray, City Manager  
Date: August 5, 2025  
Subject: Discussion and Approval of required OG&E electrical upgrades for new lift station at NW 31<sup>st</sup> and Peniel.

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 and a construction contract was awarded to Urban Contractors, LLC in the amount of \$1,650,475.00 for the construction of a new lift station.

The new lift station requires 3-10KVA (480/277v) electrical which is currently not on site. The cost to replace, remove and relocate the necessary electrical components from OG&E is \$22,708.63 in order to construct and operate the new lift station safely and efficiently.

RECOMMENDATION

1. 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 31<sup>st</sup> and Peniel.

ADDITIONAL COMMENTS





# Customer Payment Form

Billing Inquiries: Third Party Desk (405) 553-3437

Email: [3rdPartyBilling@oge.com](mailto:3rdPartyBilling@oge.com)

Office Hours: 7:30a-4p Monday-Friday

Work Order #: 922000118	<input type="checkbox"/> Performance Guaranty Agreement-GL#225332/Co.Code 0200
Amount: \$22,708.63	<input type="checkbox"/> Multi-Tenant/Security Light Agreement-GL#225200/Co.Code 0200
Project Manager/Engineer: Jonathan Stuckey	<input type="checkbox"/> CIAC <input type="checkbox"/> Light-Customer Buy Down <input checked="" type="checkbox"/> Relocation <input type="checkbox"/> Contract Services (After-hours temporary disconnect/Up and Down Charges)

Customer Name:	City of Bethany
Customer Mailing Address:	3110 Peniel Ave, Bethany, OK. 73008
Customer Phone Number:	David (405)-423-5878; James (405)-417-6951

Description of Work (including location):	
	Material Cost: \$7,248.56
	Install Labor: \$8,418.34
	Overhead Cost: \$6,970.88
	Removal/Salvage Cost: \$70.85
	Total Cost of Project: \$22,708.63
PL: 3-10KVA (480/277v) OH XFRMS, 95' 4/C_0000AL(102) in 3" pipe. Remove OH secondary.	

<p><b>IF PAYING BY CHECK OR MONEY ORDER, PLEASE REMIT PAYMENT TO:</b>  OG&amp;E Electric Services  PO Box 321  Oklahoma City OK 73101-0321  <b>Attn: M/C 505 Treasury-Cash Management</b>  <b>**PLEASE INCLUDE A COPY OF THIS FORM WITH YOUR PAYMENT**</b>  <b>If paying by Credit Card, please call the Third-party Desk at OG&amp;E at (405) 553 3437</b>  There is a 3% processing fee for credit card payments</p>
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## **AGREEMENT**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between Council Veterinary Hospital and the City of Bethany:

WHEREAS, Bethany owns and operates an animal welfare shelter; and

WHEREAS, state regulation requires the impoundment and observation of certain animals for potential rabies [OAC Title 310:599-3-1(a)]; and

WHEREAS, state regulation requires rabies vaccination for dogs, cats and ferrets and the end of the observation period. [OAC Title 310:599-3-1(a)]; and

WHEREAS, Council Veterinary Hospital wishes to assist Bethany in providing low-cost observation and vaccinations to impounded animals;

NOW, THEREFORE, for good and valuable consideration herein contained, IT IS AGREED AS FOLLOWS:

### **I. TERMS OF AGREEMENT**

The term of this agreement shall be from the date of execution to June 30, 2026. The agreement may continue year-to-year under the same terms. Either party may terminate this agreement upon thirty (30) days written notice to the other party. The agreement may be amended in writing by mutual assent of the parties.

### **II. STATEMENT OF SERVICES**

Council Veterinary Hospital agrees to provide rabies vaccines at a cost of \$15.00 for animals impounded at the Bethany Animal Shelter who are reclaimed by owners. Additionally, the rabies vaccine will be provided for animals adopted from the Bethany Animal Shelter and needing no other service.

Council Veterinary Hospital agrees to provide a rabies quarantine report/exam at a cost of \$100.00 for animals which were impounded at the Bethany Animal Shelter for rabies observation.

III. Bethany agrees to impound the animals for observation. Upon completion of the regulatory observation period, Bethany will deliver a rabies certificate to the owner of the animal to present to Council Veterinary Hospital for the services outline in part II.

- IV. The parties understand that all activities performed by each of them are under their full control. In no way shall an employee, agent, or representative of the Council Veterinary Hospital be considered an employee, agent, or representative of the City of Bethany. Neither shall an employee, agent, or representative of the City of Bethany be considered an employee, agent, or representative for the Council Veterinary Hospital. The Council Veterinary Hospital is, and shall be, in the performance of all work, services and activities under this agreement an independent contractor, and is not an employee, agent, or servant of the City of Bethany. The tort liability of the City of Bethany is exclusively governed by the Oklahoma Governmental Tort Claims Act. Under no circumstances is any agent or employee of the Council Veterinary Hospital eligible for workers' compensation coverage obtained by the City of Bethany.
- V. To the fullest extent permitted by law, the Council Veterinary Hospital shall indemnify and hold harmless the City of Bethany from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the negligence of employees, independent contractors, and agents of the Council Veterinary Hospital.
- VI. Nothing in this agreement, expressed or implied, is intended to confer upon any person other than the parties hereto and their respective assigns, any rights, or remedies under or by reason of this agreement, except as provided expressly herein.
- VII. This agreement may be executed in subparts.

APPROVALS

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2025, by the City of Bethany.

\_\_\_\_\_  
Amanda Sandoval, Mayor  
City of Bethany

Attest:

\_\_\_\_\_  
Michael Vaughn, City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Robert Ray Jones, Jr., City Attorney

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Council Veterinary Hospital

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Dr. Courtney Knox, DVM

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Dr. Brooks Terrel, DVM

**RESOLUTION NO. 1721**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHANY AUTHORIZING THE WAIVER OF DUMPSTER FEES WITH THE COMMUNITY BUILDS COMMUNITY VOLUNTEER PROGRAM.**

WHEREAS, the City of Bethany desires to foster and develop economic development activity within the city; and

WHEREAS, the City of Bethany desires to protect the health, safety and welfare of the residents of the city through its building and residential codes; and

WHEREAS, the City of Bethany has properties that are not in compliance with the city's codes due to the inability of the occupants of the property to attend to their basic needs; and

WHEREAS, the City of Bethany has adopted a volunteer code-compliance program wherein volunteers can work in conjunction with the city's code enforcement officers to assist both the occupants of the property the city obtain compliance with the city's building and residential ordinances; and

WHEREAS, the use of dumpsters will assist with removing trash, debris, and other material constituting a nuisance and

WHEREAS, the waiver of the dumpster fee will allow the occupants and the city secure code-compliance;

*NOW, THEREFORE, BE IT RESOLVED* by the Mayor and City Council of Bethany, Oklahoma that any fees for the use of a dumpster may be waived in conjunction with the volunteer code-compliance cleanup program.

END

This is to certify that the within and foregoing Resolution was duly adopted and approved by the Mayor and City Council of the City of Bethany, Oklahoma and the Trustees of the Bethany Public Works Authority in regular session, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.).

ATTEST:

\_\_\_\_\_  
MAYOR/CHAIRMAN

\_\_\_\_\_  
CITY CLERK/SECRETARY

Approved as to form and legality on \_\_\_\_\_, 2025

\_\_\_\_\_  
City Attorney

NOTICE: On Thursday, July 11<sup>th</sup> or before 4:59 p.m., agenda was posted at the front doors of City Hall, on the bulletin board in the lobby of City Hall, and on the City of Bethany website: cityofbethany.org. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

**BETHANY PUBLIC WORKS AUTHORITY MEETING**

**BETHANY CITY HALL**

**TUESDAY, JULY 15, 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
	Chandra Ford	Trustee
	Ken Smart	Trustee
	Brian Magirowsky	Trustee

MEMBERS ABSENT: None

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

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

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

- A. APPROVAL OF MINUTES FROM THE JULY 1, 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 26-02.**
- D. APPROVAL OF BUDGET AMENDMENT 26-04.**

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

**ITEM NO. 2** on the agenda was **CONSIDERATION AND POSSIBLE AWARD OF BID FOR WATER TREATMENT PLANT QUICKLIME TO MISSISSIPPI LIME COMPANY FOR FY 2026. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Trustee Ford, seconded by Trustee Falkner to approve award of bid for Water Treatment Plant Quicklime to Mississippi Lime Company for FY 2026. Yes votes: Sandoval, Smart, Magirowsky, Ford, Powell, Plank, Larsen, Triana, Falkner. 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 AUGUST 5, 2025.**

Chairman Sandoval adjourned the Bethany Public Works Authority meeting at 7:28 P.M. until August 5, 2025.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

## BETHANY PUBLIC WORKS AUTHORITY

**From:** Michael Vaughn, Finance Director  
**Date:** July 31, 2025  
**Subject:** Claims list for the 08/05/2025 Bethany Public Works Authority Meeting

### BETHANY PUBLIC WORKS AUTHORITY

FUND	AMOUNT
Bethany Public Works Authority	\$ 185,236.65
<b>TOTAL</b>	<b>\$ 185,236.65</b>

### ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 200,380.91
Bethany Public Works Authority	\$ 185,236.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ 25,185.00
<b>TOTAL</b>	<b>\$ 410,802.56</b>

### RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 02.0 FINANCE						
26-54181	10-005321	AMAZON CAPITAL SERVICES,	INSCANNER, CHAIR, METAL	7/2025	5411429	100.77
26-54209	10-005321	AMAZON CAPITAL SERVICES,	INBATTERIES/KLEENEX	7/2025	6264246	19.24
26-54229	10-005702	TPS TECHNICAL PROGRAMMING	UTILITY BILL PRINTING	7/2025	121364	3,529.45
26-54131	10-0225	GENUINE PARTS	BRAKE PADS UNIT 30	7/2025	092035	70.58
26-54162	10-0225	GENUINE PARTS	UNIT 30 BACK BRAKES	7/2025	092121	53.11
26-54231	10-1749	RK BLACK INC.	SHARP PRINTER	7/2025	IN1260483	17.73
DEPARTMENT TOTAL:						3,790.88
DEPARTMENT: 08.1 PUBLIC WORKS - ADMIN						
26-54321	10-1068	ONG	MONTHLY SVC	7/2025	20250718-	92.06
26-54024	10-3042	ACCURATE ENVIRONMENTAL	DEQREQUIREDTESTINGFORWTP	7/2025	HG10089071	1,632.00
DEPARTMENT TOTAL:						1,724.06
DEPARTMENT: 08.3 PUBLIC WORKS - SANIT						
26-54361	10-005321	AMAZON CAPITAL SERVICES,	INCLOCK,BOOTS,PAPERTOWELS	7/2025	1415408	134.97
26-54073	10-005350	FORCE PERSONNEL	TEMPHELPSANITATION	7/2025	83639	1,491.60
25-53990	10-006081	CH&W COMMERCIAL TIRE, LLC	10RECAPS&2RECAPSDRIVE	6/2025	3-GS68148	2,971.12
26-54182	10-0572	REDDY ICE CORP	ICE EMPLOYEE HYDRATION	7/2025	3850954640	21.00
26-54186	10-0812	J & R EQUIPMENT LLC	TIPPER HANDLE FOR 93	7/2025	07000062	472.72
26-54315	10-0812	J & R EQUIPMENT LLC	TIPPERS & CAP SCREW	7/2025	07000112	328.11
26-54184	10-1118	FLEETPRIDE	FUEL FILTER #94	7/2025	127145135	93.99
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	8,949.84
26-54393	10-1622	WESTLAKE ACE HARDWARE	TWOWRENCHS&SCRAPPERS	7/2025	3504965	13.98
26-54239	10-3081	PREMIER TRUCK/ATC FREIGHTLI	UNIT 95 AIRBAG	7/2025	120852424	23.07
26-54297	10-3081	PREMIER TRUCK/ATC FREIGHTLI	UNIT 98 DOOR HANDLE	7/2025	120853821	22.59
25-53438	10-4208	OKLAHOMA CITY TREASURY	HAZARDOUS/4THQUARTER	6/2025	100625	790.00
DEPARTMENT TOTAL:						15,312.99
DEPARTMENT: 12.0 UTILITY - WATER PLANT						
26-54077	10-004725	RUCKER ELECTRIC INCORPORATED	DX & POSSIBLE LIME SILO	7/2025	015389	165.00
26-54373	10-004725	RUCKER ELECTRIC INCORPORATED	REPAIRELECTRICTOWELL19	7/2025	015181	1,447.91
26-54185	10-005321	AMAZON CAPITAL SERVICES,	INOFFICE SUPPLIES	7/2025	8933024	575.57
26-54226	10-005321	AMAZON CAPITAL SERVICES,	INSAFETY LANYARD HOLE SAW	7/2025	6302625	98.88
26-54248	10-005321	AMAZON CAPITAL SERVICES,	INGLOVES	7/2025	8493066	106.96
26-54282	10-005321	AMAZON CAPITAL SERVICES,	INNEW SCANNER	7/2025	2215437	24.82
26-54288	10-005321	AMAZON CAPITAL SERVICES,	IN6RECORDLOGS&SALESBOX	7/2025	0923402	248.22
26-54376	10-005373	CARD SERVICES/P1	OIL CHANGE	7/2025	95718999	78.30
25-53719	10-005396	METRO FORD OF OKC	DRIVERSSIDEMIRROR#23	6/2025	558111	124.12
26-54370	10-005517	EMSL ANALYTICAL, INC	COOLER FOR SHIPPING	7/2025	87515343	42.14
25-53973	10-005663	MOON CHEMICAL PRODUCTS,	INCACID & SODIUM BISULFATE	6/2025	38769	199.43
26-54362	10-006172	STERLING ELECTRIC	WELL 215	7/2025	6989	428.50
25-52991	10-006235	WATER TECH	3600#SOF19%AMMONIAFORWTP	6/2025	164193	3,384.00
26-54020	10-006235	WATER TECH	4700 GALS OF BLEACH	7/2025	164398	10,160.02
26-54023	10-006235	WATER TECH	TWO ALUM SULFATE	7/2025	164784	2,970.00
25-53714	10-0251	BUSBY PUMP & SUPPLY, LLC	REBUILDPUMP&INSTALLWELL12	6/2025	11982	8,924.50

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 12.0 UTILITY - WATER PLANT						
26-54182	10-0572	REDDY ICE CORP	ICE EMPLOYEE HYDRATION	7/2025	3850954640	21.00
25-53878	10-0696	HAYNES EQUIPMENT CO INC	DX&POSSIBLEREPAIRFILTER2	6/2025	INV8131732	510.65
26-54391	10-0696	HAYNES EQUIPMENT CO INC	REPAIR LIME SILO	7/2025	INV8131718	1,012.85
26-54319	10-0883	LOCKE SUPPLY CO.	BRASS NIPPLE FOR LIME SIL	7/2025	56066744-00	9.64
26-54354	10-1063	OG&E	MONTHLY SVC.	7/2025	20250716-	21,796.80
26-54321	10-1068	ONG	MONTHLY SVC	7/2025	20250718-	180.29
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	266.96
26-54210	10-1622	WESTLAKE ACE HARDWARE	KEYS,COUPLE ADAPTER	7/2025	3504919	24.91
26-54246	10-1622	WESTLAKE ACE HARDWARE	MURIATIC ACID FOR WTP	7/2025	3504929	59.94
26-54270	10-1622	WESTLAKE ACE HARDWARE	COUPLE,BULKFASTNERS,TUBING	7/2025	3504934	17.44
26-54310	10-1622	WESTLAKE ACE HARDWARE	MULCH/SUMPPUMP,BUCKET,COU	7/2025	3504944	188.96
26-54332	10-1622	WESTLAKE ACE HARDWARE	PAINT THINNER	7/2025	3504952	40.56
26-54357	10-1622	WESTLAKE ACE HARDWARE	FUNNEL PLASTIC STRAINES O	7/2025	3504954	47.34
26-54385	10-1622	WESTLAKE ACE HARDWARE	CLAMPS & CHAINS	7/2025	3504960	78.93
26-54177	10-2123	HOME DEPOT CREDIT SVCS	SUMP PUMPS WATER PLANT	7/2025	010503/0020837	298.00
25-53759	10-2660	ODEQ WATER QUALITY DIV	TEMP CERTIFICATION MOORE	6/2025	TOC 4508952	62.00
25-53919	10-2660	ODEQ WATER QUALITY DIV	D WATER OPERATOR SEXTON	6/2025	25060177739	46.00
25-53946	10-2660	ODEQ WATER QUALITY DIV	DAMIEN MOORE	6/2025	OE 4553213	62.00
26-54368	10-2660	ODEQ WATER QUALITY DIV	ANNUAL PUBLIC WATER SUPPL	7/2025	25050160068	9,271.35
26-54024	10-3042	ACCURATE ENVIRONMENTAL	DEQREQUIREDTESTINGFORWTP	7/2025	HG10086	700.00
25-53856	10-3487	AIRGAS USA, LLC	20 TONS OF CO2	6/2025	9162503590	6,853.68
26-54025	10-3919	MISSISSIPPI LIME	25 TONS OF LIME	7/2025	CD109708	9,843.75
26-54233	10-3919	MISSISSIPPI LIME	25 TONS OF LIME	7/2025	CD112925	10,368.14
26-54371	10-4071	FEDEX	SHIPPING FOR 7-9 & 7-10	7/2025	8-927-03925	166.32
DEPARTMENT TOTAL:						90,905.88
DEPARTMENT: 12.1 UTILITY - WATER LINE						
26-54281	10-004725	RUCKER ELECTRIC INCORPORATE	50TH AND MCMILLIAN	7/2025	015422	478.12
26-54280	10-004996	GOODYEAR COMMERCIAL TIRE &	TIRE FOR UNIT #44	7/2025	255-1031935	67.09
26-54274	10-0225	GENUINE PARTS	BATTERY FOR UNIT #44	7/2025	093155	52.38
26-54182	10-0572	REDDY ICE CORP	ICE EMPLOYEE HYDRATION	7/2025	3850954640	21.00
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	800.89
26-54393	10-1622	WESTLAKE ACE HARDWARE	TWOWRENCHS&SCRAPPERS	7/2025	3504968	23.99
26-54301	10-4090	AT&T MOBILITY	METER READERS	7/2025	07192025**	267.32
DEPARTMENT TOTAL:						1,710.79

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 12.2		UTILITY - SEWER				
25-53661	10-004725	RUCKER ELECTRIC INCORPORATE	ELECTRICAL METER WORK	6/2025	015375	2,602.61
26-54109	10-004725	RUCKER ELECTRIC INCORPORATE	24TH PENIAL LIFT STATION	7/2025	015374	201.25
26-54211	10-004725	RUCKER ELECTRIC INCORPORATE	24TH&PENIEL LIFT STATION	7/2025	015384	615.00
26-54280	10-004996	GOODYEAR COMMERCIAL TIRE &	TIRE FOR UNIT #44	7/2025	255-1031935	67.08
26-54166	10-005321	AMAZON CAPITAL SERVICES,	INSEWER PUSH CAMERA	7/2025	3509066	1,279.99
26-54226	10-005321	AMAZON CAPITAL SERVICES,	INSAFETY LANYARD HOLE SAW	7/2025	6302625	80.00
25-53643	10-006228	NATIONAL TANK & EQUIPMENT	LBYPASS PUMP 25TH&PENIEL	6/2025	403259-0003	4,281.75
25-53797	10-006228	NATIONAL TANK & EQUIPMENT	L50TH & MCMILLIN	6/2025	395548-0003	1,025.00
25-53907	10-006228	NATIONAL TANK & EQUIPMENT	LAUOTMATIONLEVELTRASDUCER	6/2025	405271-0002	1,025.00
26-54369	10-006228	NATIONAL TANK & EQUIPMENT	L50TH MCMILLIANBYPASSPUMP	7/2025	390561-0006	3,613.13
26-54372	10-006228	NATIONAL TANK & EQUIPMENT	LPUMP KIT 50TH MCMILLIAN	7/2025	395548-0004	457.15
26-54374	10-006228	NATIONAL TANK & EQUIPMENT	LBYPASSPUMP50THMCMILL	7/2025	390561-0007	1,073.85
26-54250	10-006246	NANCE PRECAST CONCRETE	PROD30TH AND WILLBURN	7/2025	47381	327.73
26-54197	10-0225	GENUINE PARTS	BATTERY FOR JETTER	7/2025	092481	140.78
26-54204	10-0225	GENUINE PARTS	BATTERY SHANNON LIFT STAT	7/2025	092491	148.78
26-54274	10-0225	GENUINE PARTS	BATTERY FOR UNIT #44	7/2025	093155	52.38
26-54182	10-0572	REDDY ICE CORP	ICE EMPLOYEE HYDRATION	7/2025	3850954640	21.00
25-53770	10-0696	HAYNES EQUIPMENT CO INC	59TH & ROCKWELL LIFT STAT	6/2025	8131723	1,014.15
26-54176	10-0696	HAYNES EQUIPMENT CO INC	FLANGE SEAL	7/2025	INV8131671	502.26
26-54354	10-1063	OG&E	MNTHLY SVC.	7/2025	20250716-	2,497.35
26-54306	10-1066	OKLAHOMA CONTRACTOR'S SUPPL	8 INCH FERNCO	7/2025	0385428-IN	58.00
26-54321	10-1068	ONG	MONTHLY SVC	7/2025	20250718-	193.00
26-54183	10-1261	RED ROCK PETRO	FUEL	7/2025	1599284	241.85
26-54206	10-1551	UNITED ENGINES, LLC	25TH SHANNON LIFT STATION	7/2025	4141489	674.67
26-54264	10-1622	WESTLAKE ACE HARDWARE	SUPPLIES	7/2025	3504932	162.49
26-54327	10-1622	WESTLAKE ACE HARDWARE	2 CYCLE OIL	7/2025	3504949	19.99
26-54393	10-1622	WESTLAKE ACE HARDWARE	TWOWRENCHS&SCRAPPERS	7/2025	3504968	23.99
26-54240	10-2557	CORE & MAIN LP	PIPE LUB E30/ WILBURN	7/2025	CNV1000007886	28.16
26-54263	10-2557	CORE & MAIN LP	SEWER SADDLE 30/WILBURN	7/2025	CNV1000008049	65.00
26-54286	10-2557	CORE & MAIN LP	PIPE LUBE	7/2025	CNV1000008369	50.00
26-54387	10-3001	EASTON SOD	2 PALLETS OF SOD	7/2025	0284165	340.00
26-54199	10-3367	EVANS ENTERPRISES INC	50TH AND MCMILLIAN	7/2025	58255	973.17
25-53947	10-3380	URBAN CONTRACTORS INC	25TH PENIEL LIFT STATION	6/2025	25-107	13,400.00
25-53948	10-3380	URBAN CONTRACTORS INC	50TH MCMILLIAN	6/2025	25-118	33,200.00
26-54322	10-3984	MIDWEST HOSE & SPECIALTY,	ILAY FLAT HOSE	7/2025	02516574	283.64
26-54301	10-4090	AT&T MOBILITY	METER READERS	7/2025	07192025**	51.85
DEPARTMENT TOTAL:						70,792.05

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 97.0		DEBT SERVICE				
26-54299	10-3436	BANCFIRST	2024 BPWA NOT OWRB FEES	7/2025	5005186	1,000.00
					DEPARTMENT TOTAL:	1,000.00
					FUND TOTAL:	185,236.65

Agenda: 08/05/2025

Item: 3

**BETHANY PUBLIC WORKS AUTHORITY**

From: Phil Stowell, Public Works Director  
Date: August 5, 2025  
Subject: Request approval to purchase Bobcat D33S-9 Forklift from Doosan Bobcat North America. Bethany's Water Treatment Plant in the amount of \$41,170.00. Sourcewell Contract # 053024-DIV.

BACKGROUND

The current fiscal year budget included \$75,000.00 for the purchase of a forklift. Water Treatment Plant staff require a forklift to offload "totes" of water treatment chemicals that weighs between 4,000 and 6,000 lbs. Please see attached quotes.

RECOMMENDATION

1. Staff recommends approval.



ADDITIONAL COMMENTS

This equipment will be funded from BPWA LINE ITEM 056-512.0-403 OTHER EQUIPMENT.

## QUOTE AND PURCHASE REQUEST

Department Public Works/Utilities Account No. 056 - 512 . 0 - 403

Obtained By Mike Lavigne Amount Budgeted \_\_\_\_\_

Products or Services Requested: New Forklift is required to safely move chemical Totes to different locations at Water Plant. Currently using a backhoe with forks which isn't very safe & efficient.

Company Name: <b>Bobcat</b>	Company Name: <b>Crown</b>	Company Name: <b>Hyundai</b>
Address: <u>2475 Mill Center Parkway Buford GA, 30518</u>	Address: <u>9500 W Reno Ave Suite 500 OKC, OK 73127</u>	Address: <u>6100 Atlantic Road Norcross, GA 30071</u>
Contact Name: <u>Jeff Sexton</u>	Contact Name: <u>Michael Beard</u>	Contact Name: <u>Mike Cody</u>
Telephone Number: <u>678 - 745 - 2226</u>	Telephone Number: <u>405 - 682 - 1400</u>	Telephone Number: <u>470 - 261 - 1739</u>
Product or Service: <u>New Forklift Source well quote</u>	Product or Service: <u>New Forklift Source well quote</u>	Product or Service: <u>New Forklift Source well quote</u>
Price: <u>\$ 41,170.00</u>	Price: <u>\$ 62,211.50</u>	Price: <u>\$ 42,266.90</u>
Quote good until:	Quote good until:	Quote good until:
Discount Terms:	Discount Terms:	Discount Terms:
Total Expected Price Including Freight: <u>\$ 41,170.00</u>	Total Expected Price Including Freight: <u>62,211.50</u>	Total Expected Price Including Freight: <u>\$ 42,266.90</u>

**APPROVAL:** Recommend Bobcat. Lowest Sourcewell quote.

Purchase Awarded To BOBCAT PO No. \_\_\_\_\_

Resource Manager Michael Lavigne Date 7/11/25

City Manager \_\_\_\_\_ Date \_\_\_\_\_



Doosan Bobcat – Material Handling  
2475 Mill Center Parkway  
Buford, GA 30518

**Ship To:** City of Bethany  
mike.lavigne@bethanyok.org  
**Telephone:** 580 917 0753  
**Attention:** Mike Lavigne  
**Date:** 7/3/2025  
**Quotation:** JS 01864  
**Prepared By:** Jeff Sexton



REQUESTING TO PURCHASE \$41,170.00

## (1) Bobcat Forklifts D33S-9 Doosan Diesel 6,500 lb. Capacity

### Features specific to your configuration

<b>UL Rating</b>	UL Rated Type D
<b>Brakes</b>	Oil-Cooled Disc Brakes
<b>Drive Tires</b>	Single Drive Pneumatic 8.15-15, 12PR
<b>Steer Tires</b>	Pneumatic 6.50-10, 12PR
<b>Mast</b>	3-Stage Full Free Triple Wide View MFH 189" OAL 86" FFH 60"
<b>Tilt Cylinders</b>	6° Forward / 5° Back
<b>Sideshifter</b>	Hang-On 44" Wide - Class III
<b>Carriage</b>	Hook Type 44" Wide - Class III
<b>Forks</b>	Hook Type - Pallet - 1.8" x 5" x 47"
<b>Load Backrest</b>	46" Wide, 47" High
<b>Overhead Guard</b>	Standard Height - 86"
<b>Display</b>	5" Display
<b>Hydraulic Lines</b>	3-Way For Sideshifter
<b>Hydraulic Control Valve</b>	3 Section with 3 Levers
<b>Seat</b>	Vinyl Suspension Seat with Hip Restraint
<b>Grab Bar</b>	Rear Grab Bar with Horn Button
<b>Warning Lights</b>	Amber Strobe - Mounted Below OHG
<b>Warning Device</b>	Back-Up Alarm (Outside Mount)
<b>Front Work Lights</b>	Front Flood Lights - LED
<b>Rear Work Lights</b>	(1) Rear Flood Light - LED
<b>Exhaust System</b>	Standard Vertical Muffler
<b>Side Panels</b>	Standard Side Panels
<b>Access Control</b>	Key Switch
<b>Fuel Cap</b>	Fuel Cap without Key
<b>Warranty</b>	Bobcat Assurance - Standard 2 Year / 3,000 Hour, Powertrain 3 Year / 6,000 Hour, OCDB 5 Year / 10,000 Hour
Cup Holder	
Guardian Stability System	
Heated Secondary Fuel Filter	
Rear View Mirrors - Large	

### Standard Equipment

Doosan 2.4L DM02P Tier 4 Diesel Engine	Power Shift Transmission
Power Steering	Park Brake
Maintenance Free Battery	Tilt Steering Wheel
Dual Element Air Cleaner	Vertical Exhaust Muffler
Low Fuel Indicator	Ground Speed Control
Interior Tilt Cylinder Covers	Auto Shift Control
12v Aux Power and USB Port	

**One Tough Animal**

**Total Equipment And Accessories**

\$ 41,170.00

Factory Lead Time: units in stock

**Total Price : \$ 41,170.00**

**Terms and Conditions**

F.O.B: Bobcat DC (Buford, GA or Los Angeles, CA)

Conditions subject to change to those in effect at time of delivery..

Quoted prices are subject to tariff surcharge based on the existing federal requirements in force a the time of invoice.

Prices are subject to any sales and/or use taxes, currently in force and is not included in the price of the quote. Actual sales taxes may vary depending on future changes by any federal, state, or local governments.

If your company is Tax Exempt, please provide a copy of your Tax Exempt Certificate along with the order, otherwise your company will be taxed.

Please Note: Base rate capacity of a forklift is subject to a derated lift capacity. Mast height, attachments, tires, and forks can reduce the lifting capacity of your equipment. These items can change the stability and load centers of a forklift.

When Applicable: Electric/Battery powered equipment, the customer is responsible for installation of charger by a licensed electrician and is not included in the pricing of this quote.

Performance and specifications stated are based on specific testing and operating conditions. Actual performance and specifications may vary based on application, option configuration, operating conditions, and environmental factors. Some operations and configurations may Void UL.

Please consult your sales rep for full detail

Lease offerings are subject to credit approval.

This proposal is valid for 90 days from date of proposal unless otherwise stated. Your signature on this proposal institutes a firm order.

**Proposal Authorization:**

Signed and accepted on behalf of:

City of Bethany

Signature

Printed Name

Title

Date

Signed and accepted on behalf of:

**Doosan Bobcat North America – Material Handling**

Signature

Printed Name

Title

Date

*Jeff Sexton*

Jeff Sexton

Government Account Specialist

7/3/2025

**Sourcewell**

Awarded Contract

Contract #053024-DIV

**NASPO  
ValuePoint  
SUPPLIER PARTNER**

**One Tough Animal**

sponsored



SAVED IN THE LAST 24 HOURS



Have one to sell? [Sell now](#)

## RETAIL EXAMPLE # 1 \$42,950.00

7

### NEW 2024 BOBCAT D335-9 6,500 LB FORKLIFT TRIPLE + SS PNEUMATIC TIRES 4 WAY

INSTOCK READY TO SHIP - NO WAITING MONTHS

Next Lift Inc (6883)  
100% positive Seller's other items Contact seller

**US \$42,950.00**

or Best Offer

Condition: **New**

- [Buy It Now](#)
- [Add to cart](#)
- [Make offer](#)
- [Add to Watchlist](#)

People are checking this out. 7 have added this to their watchlist.

Share

Pickup: Free local pickup from Dayton, Ohio, United States 45432  
Shipping: Freight - Check the item description or Contact the seller for details.

?

**Prepared By:** Mike Cody  
**Direct Phone:** (470)-261-1739  
**Email:** mike.cody@hyundaiamericas.com

**Date:** 7/9/2025  
**Quotation Number:** MAC070925-1-NE

**EQUIPMENT QUOTATION**

RETAIL EXAMPLE 2 \$42,266.00

BILL TO:
<b>Attention :</b> Mike Lavigne Township of Bethany WWTF 8300 N. 50th St. Bethany, OK 73132

SHIP TO:
<b>Attention:</b> Mike Lavigne Township of Bethany WWTF 8300 N. 50th St. Bethany, OK 73132

**HYUNDAI 30D-9V 6,000 LB. CAPACITY - 1-SPEED WITH HYUNDAI ENGINE, IC PNEUMATIC**

**STANDARD EQUIPMENT**

**Engine:**  
 Hyundai Genuine (HG) DM02 Engine: 67.7HP @ 2,300rpm, EPA / CARB Tier IV Final Compliant

**Powertrain:**  
 HG Single speed transmission  
 HG Drive Axle with Wet disk brakes  
 Pneumatic Drive Tires and Steer Tires

**Hydraulic system:**  
 Power steering  
 3rd spool valve and lever  
 Levers on bonnet  
 Adjustable steering handle angle

**Electrical system:**  
 Full Vibrant Color LCD monitor with Load weight indicator  
 Back up alarm  
 OPSS  
 Speed limit  
 Anti roll-back  
 Auto parking brake  
 LED Front lights  
 LED Rear combination lights  
 Rear handle with horn switch (N/A with Cab)

**OHG and Others:**  
 85" height OHG  
 Panoramic rear view mirror  
 Grammer full suspension seat with orange seat belt



## EQUIPMENT CONFIGURATION

Category	Detail
<b>Mast</b>	3 Stage Full Free LH 185" OALH 89"
<b>Attachment</b>	Cascade Sideshifter
<b>Carriage</b>	43.4" Hook Carriage with Backrest
<b>Forks</b>	47.2" x 1.8" x 4.8"
<b>Hydraulic Hosing</b>	Internal Hosing for 3rd Valve
<b>Hydraulic Control Valve</b>	3rd Spool Valve with Lever
<b>Hydraulic Levers</b>	Without Hydraulic Finger Tip Control - Grammer Seat, Orange Seatbelt, Armrest, Seatbelt Interlock
<b>Overhead Guard</b>	85" High
<b>Side Cover</b>	Plastic
<b>Tires</b>	Single Pneumatic Drive Tires
<b>Warning Device Light</b>	Amber LED Strobe
<b>Safety Light</b>	Without Safety Light
<b>Pre-Cleaner</b>	Without Pre-Cleaner
<b>Hi-Mate Telematics</b>	Without Hi-Mate System
<b>Paint</b>	Without Special Color
<b>Warranty</b>	36 Months / 4,000 Hours Standard Warranty

**Configured Accessory Options:**

## INVESTMENT SUMMARY

Total List Price per Each Unit USD:	\$ 51,970.00
Less 30% Sourcewell Discount per Contract # 0530-24-HCE:	<u>(\$15,591.00)</u>
Adjusted Net Price:	\$36,379.00
10% Tariff:	\$ 3,637.90
Freight, Prep, and Local Delivery:	<u>\$2,250.00</u>
Quantity (1) Total Price USD:	<b>\$ 42,266.90</b>

*Payment estimates are exclusive of tax and subject to approved credit. Please consult with your accountant, tax professional, or equivalent to confirm characterization of equipment and tax implications. Other financing options and terms may be available (including financing sales tax). Please consult with your product specialist representative for additional financing options.*

Thank you for considering *Hyundai Material Handling* for your material handling equipment needs.  
**Quote price valid for 30 days and excludes all applicable taxes**  
**Quote price includes factory freight, local delivery, and applicable tariffs.**

**FOB: Delivered**  
**Lead Time: 12 Weeks**

## ACCEPTANCE AS CONTRACT OF SALE

<b>Township of Bethany WWTF</b>	<b>Hyundai Material Handling</b>
<b>Authorized agent understands and agrees to the Terms and Conditions as included with this Quote</b>	
<p style="text-align: center;">_____</p> <p style="text-align: center;">Authorized Agent Signature</p>	<p style="text-align: center;"><b>Mike Cody</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Authorized Agent Signature</p>
<p style="text-align: center;">_____</p> <p style="text-align: center;">Date Signed</p>	<p style="text-align: center;"><b>7-9-25</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Date Signed</p>
<p style="text-align: center;">_____</p> <p style="text-align: center;">Printed Name</p>	<p style="text-align: center;">Mike Cody</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Printed Name</p>
<p style="text-align: center;">_____</p> <p style="text-align: center;">Title/Position</p>	<p style="text-align: center;"><b>National Accounts Sales Manager</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Title/Position</p>
<p style="text-align: center;">_____</p> <p style="text-align: center;">Customer Purchase Order Number</p>	

## TERMS FOR ACCEPTANCE OF PROPOSAL AND ATTACHMENTS

**Payment terms: Due Upon Delivery**

*The proposal in this quote is property of Hyundai Material Handling and is confidential and proprietary. Unauthorized disclosure could be harmful to Hyundai Material Handling and by acceptance, prospective buyer agrees not to publish, copy or reproduce the contents without the express written consent of Hyundai Material Handling. Recipient will not use such information for any other purpose than for the consideration of Hyundai Material Handling Inc. supplied equipment/services and will return any or all information contained herein to Hyundai Material Handling upon request.*



**Crown Lift Trucks - Oklahoma City**  
9500 W. Reno Avenue, Suite 500  
Oklahoma City, OK 73127  
4056821400  
crown.com

**Quotation**  
**07/10/2025**  
**Quote No. 918640**  
**City of Bethany**

City of Bethany  
8300 NW 50th  
Bathany, OK 73008

RETAIL EXAMPLE 3 \$62,211.50

Dear Mike,

Crown is pleased to present this proposal for a material handling solution designed to help you meet your company's operational goals. Our dedicated team of professionals is committed to providing integrated solutions that deliver a low total cost of ownership and exceptional long-term value.

Crown's award-winning line of lift trucks demonstrates its reputation for advanced product design, engineering, and integrated manufacturing processes. Offering a broad range of forklifts, as well as automation and fleet management technologies, Crown seeks to provide customers with innovative, forward-thinking solutions designed to improve performance and reduce operating cost.

Many top ranked companies choose Crown due to the extraordinary trust they place in the company and its products, as well as the support they receive from the most comprehensive customer support and service network in the industry. Our goal is to be one of your best business decisions.

Thank you for the opportunity to present this proposal and the prospect of supporting your business success.

Sincerely,

Michael Beard  
Account Representative  
MIKE.BEARD@CROWN.COM



Crown Lift Trucks - Oklahoma City  
9500 W. Reno Avenue, Suite 500  
Oklahoma City, OK 73127  
4056821400  
crown.com

**Quotation**  
**07/10/2025**  
**Quote No. 918640**  
**City of Bethany**

## Features and Options

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### **C5P1055-65 6,500 lb. Capacity, IC Pneumatic Tire**

Mfg. Standard for Destination	ANSI
Environmental Designation (UL Rating)	Diesel UL "DS" Rated
Mast Type	TT
Lift Height	189"/4800mm
Collapsed Height	92"/2335mm
Tilt Options	5 Degrees Back / 5 Degrees Forward
Belly Pan	Full Belly Pan (2x2 Mesh)
Steer Cylinder Shield	Steer Cylinder Shield
Steer Axle Mounting	Rigid Steer Axle
Overhead Guard Options	Isomounted Operator Cell
Sideshifter	Crown Integral Sideshifter
Accessory Hydraulics	Single Accessory Hydraulic
3rd Lever (w/ Single or Double Function Hydraulics)	Sideshift Symbol
Fork Carriage Width	44"/1120mm
Thrust Rollers on Carriage	Lower and Upper Thrust Rollers
Zinc Plated Corrosion Resistant Chain	Zinc Plated Chain and Lube
Fork Type	Partial Tapered Forks
Fork Size	1.8" x 5" / 45mm x 125mm
Fork Length	48"/1220mm
Fork Spread	43"/1090mm
Load Backrest Size	45" x 48"/1145mm x 1220mm(WxH)
Battery Type	Wet Cell - Severe Duty
Alternator	12 Volt 100 Amps Standard
Exhaust System	Diesel High Exhaust Stack
On-Demand Cooling®	Yes
Radiator Type	Dual Opencore Radiator
Radiator Screen	ODC Radiator Screen
Counterweight Grille	Counterweight Louvers
Air Intake	Dual Element Mech. Indicator
Seat Option	FlexSeat™ Fabric
Seatbelt	High Visibility Orange Seatbelt
Steering Wheel Option	13" Steering Wheel
Number of Pedals	Separate Inching and Brake Pedal (3 Pedals)
Horn	Yes
Brake System	Power Brakes
Tread Width	Standard Tread



**Crown Lift Trucks - Oklahoma City**  
 9500 W. Reno Avenue, Suite 500  
 Oklahoma City, OK 73127  
 4056821400  
 crown.com

**Quotation**  
**07/10/2025**  
**Quote No. 918640**  
**City of Bethany**

Drive Tire Manufacturer  
 Drive Tire Options  
 Steer Tire Manufacturer  
 Steer Tire Options  
 Tow Hitch Pin  
 Mud Scraper/Step Plate  
 Paint Color  
 Label & Decal Language  
 Shipment Handling

Solideal Xtreme  
 28 x 9-15 Resilient/Super Elastic  
 Solideal Xtreme Solid Soft - Pneumatic  
 6.50-10 Resilient/ Super Elastic  
 Tow Pin  
 Mud Scraper / Step Plate  
 Crown Beige/Gray  
 US English  
 Standing

**Warranties:**

Standard Warranty

Standard - 1 Year / Unlimited Hours

**Pricing Information**

Quantity	Products	Price Each	Extended
1	C5P1055-65	\$58,711.50	\$58,711.50
1	Freight	\$3,500.00	\$3,500.00
<b>Total Package Price:</b> (Tax not included in price)			<b>\$62,211.50</b>

Sourcewell Contract # **053024-CRO**

City of Bethany Sourcewell agency # **198094**



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**BETHANY HOSPITAL TRUST MEETING**

**BETHANY CITY HALL**

**TUESDAY, JULY 15, 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
	Chandra Ford	Trustee
	Ken Smart	Trustee
	Brian Magirowsky	Trustee

MEMBERS ABSENT: None

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

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

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

- A. APPROVAL OF MINUTES FROM JULY 1, 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 Falkner to approve the consent docket. Yes votes: Larsen, Sandoval, Magirowsky,

Triana, Plank, Smart, Ford, 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 5, 2025**.

Chairman Sandoval adjourned the Bethany Hospital Trust meeting at 7:29 P.M. until August 5, 2025.

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CHAIRMAN

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SECRETARY

## BETHANY HOSPITAL TRUST

**From:** Michael Vaughn, Finance Director  
**Date:** July 31, 2025  
**Subject:** Claims list for the 08/05/2025 Bethany Hospital Trust Meeting

### BETHANY HOSPITAL TRUST

FUND	AMOUNT
Bethany Hospital Trust	\$ -
<b>TOTAL</b>	<b>\$ -</b>

### ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 200,380.91
Bethany Public Works Authority	\$ 185,236.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ 25,185.00
<b>TOTAL</b>	<b>\$ 410,802.56</b>

### RECOMMENDATION

1. Approve claims as presented.



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**BETHANY DEVELOPMENT AUTHORITY**

**BETHANY CITY HALL**

**TUESDAY, JULY 15, 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
	Chandra Ford	Trustee
	Ken Smart	Trustee
	Brian Magirowsky	Trustee
MEMBERS ABSENT:	None	
OTHERS PRESENT:	Elizabeth Gray	City Manager
	Ray Jones	City Attorney
	Michael Vaughn	City Clerk/Treasurer
	Lesa LaMar	Deputy City Clerk
	(See Roster)	

Chairman Sandoval called the Bethany Development Authority meeting to order at 7:29 P.M.

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

- A. APPROVAL OF MINUTES FROM JULY 1, 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 Larsen to approve the consent docket. Yes votes: Smart, Sandoval, Larsen, Plank, Ford, 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 5, 2025**.

Chairman Sandoval adjourned the Bethany Development Authority meeting at 7:29 P.M. until August 5, 2025.

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CHAIRMAN

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SECRETARY

## BETHANY DEVELOPMENT AUTHORITY

**From:** Michael Vaughn, Finance Director  
**Date:** July 31, 2025  
**Subject:** Claims list for the 08/05/2025 Bethany Development Authority Meeting

### BETHANY DEVELOPMENT AUTHORITY

FUND	AMOUNT
Bethany Development Authority	\$ 25,185.00
<b>TOTAL</b>	<b>\$ 25,185.00</b>

### ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

FUND	AMOUNT
General Operations Fund	\$ 200,380.91
Bethany Public Works Authority	\$ 185,236.65
Bethany Hospital Trust	\$ -
Bethany Development Authority	\$ 25,185.00
<b>TOTAL</b>	<b>\$ 410,802.56</b>

### RECOMMENDATION

1. Approve claims as presented.



P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 99.0		NON-DEPARTMENTAL				
25-53350	10-0002	ACTION SAFETY SUPPLY CO., LPARADE TRAFFIC CONTROL		6/2025	00282226	5,450.00
25-53629	10-006174	PRESTIGE VALET AND PARKING, JULY 4 FIREWORKS PARKING		6/2025	1119	2,538.00
25-53531	10-2828	UNITED RENTALS (NORTH AMERIPORTABLE RESTROOMS JULY 4		6/2025	249979156-001	905.00
25-53532	10-2828	UNITED RENTALS (NORTH AMERILIGHT TOWERS JULY 4		6/2025	249998334-001&002	1,292.00
25-53351	10-3923	WESTERN ENTERPRISES INC JULY 4 2025 FIREWORKS		6/2025	7403	15,000.00
DEPARTMENT TOTAL:						25,185.00
FUND TOTAL:						25,185.00
GRAND TOTAL:						410,802.56