
On Thursday, October 16, 2025, at or before 4:59 p.m., the agenda was posted at the front doors of City Hall, on the bulletin board in the lobby of City Hall, and on the City of Bethany website: cityofbethany.org. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

AGENDA

BETHANY CITY COUNCIL

**TUESDAY, OCTOBER 21, 2025
6:30 P.M.**

**BETHANY CITY HALL
6700 NW 36TH ST
BETHANY, OKLAHOMA**



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

1. Call to Order
2. Invocation and Flag Salute
3. Consent Docket:
 - A. Approval of Minutes from the October 7, 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 October 7, 2025, Special Called Meeting.
4. Presentation from Oklahoma Gas & Electric representative with possible discussion. *(Elizabeth Gray, City Manager)*
5. Presentation and update on Bethany Veterans Plaza Project with possible discussion and action regarding location for the project. *(Elizabeth Gray, City Manager)*
6. PUBLIC HEARING ITEM: Consideration and possible approval of Ordinance No. 2081, an ordinance amending the zoning ordinances, map, and comprehensive plan

of the City of Bethany, Oklahoma, by including in I-L (Industrial Light) the property located at 5310 N. Rockwell Avenue from C-G (Commercial General) in Bethany, Oklahoma County, Oklahoma as more particularly described hereinafter. *(Ray Jones, City Attorney) (Tabled at the October 7, 2025 Regular Council Meeting)*

- A. Presentation by staff and/or interested party.
 - B. Public hearing.
 - C. Consideration and possible action to approve Ordinance No. 2081, on reading by title only.
 - D. Motion to approve Section 1 of Ordinance No. 2081.
7. PUBLIC HEARING ITEM: Consideration and possible action regarding a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30th and N. Wilburn Ave. *(Elizabeth Gray, City Manager)*
- A. Presentation by staff and/or interested party.
 - B. Public hearing.
 - C. Consideration and possible action regarding a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30th and N. Wilburn Ave.
8. 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.)*
9. Consideration and possible approval of Ordinance No. 2083, an ordinance amending Chapter 150 adding a new Section 150.081 Sewer Cleanout Pressure Relief Valves and Backwater Valves. *(Ray Jones, City Attorney)*
- A. Presentation by staff and/or interested party.
 - B. Consideration and possible action to approve Ordinance No. 2083, on reading by title only.
 - C. Motion to approve Sections 1-3 of Ordinance No. 2083.
10. Consideration and possible adoption of Resolution No. 1725, a resolution of the Council of the City of Bethany, Oklahoma, requesting that the Association of Central Oklahoma Governments (ACOG) consider the selection of the NW 36th Street Trail Project from Rockwell to Council, as a project candidate for federal funding under the ACOG Air Quality Grant Program. *(Elizabeth Gray, City Manager)*
11. Consideration and possible approval of Amendment No. 1 with TLS Group, Inc for General Obligation Bond Proposition 1-C Traffic Signalization and Pedestrian Improvements for NW 36th and Council in the deduct amount of \$9,024.57 and

authorize the mayor to sign the document on behalf of the City of Bethany. *(Elizabeth Gray, City Manager)*

12. New Business *(As defined by the Oklahoma Open Meeting Act § 311 (A) (9) as “matters not known about or which could not have reasonably been foreseen prior to the time of posting the agenda”).*
13. City Attorney’s Report.
14. City Manager’s Report.
 - A. Financial Report.
15. Mayor and Council Members Comments and Suggestions.
16. Adjourn until November 4, 2025.

BETHANY PUBLIC WORKS AUTHORITY

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

1. Consent Docket:
 - A. Approval of Minutes from the October 7, 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.
2. Presentation, discussion, and possible action regarding bulk waste collection events. *(Elizabeth Gray, City Manager)*
3. New Business *(As defined by the Oklahoma Open Meeting Act § 311 (A) (9) as “matters not known about or which could not have reasonably been foreseen prior to the time of posting the agenda”).*
4. Adjourn until November 4, 2025.

BETHANY HOSPITAL TRUST

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

1. Consent Docket:
 - A. Approval of Minutes from the October 7, 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.
2. EXECUTIVE SESSION: Consideration, discussion and possible action to enter into executive session pursuant to 25 O.S. § 307 (B)(3) for the purpose of discussing the sale, purchase, lease, acquisition, or appraisal of real property by the public body as relates to the hospital.
 - A. Motion to enter into Executive Session.
 - B. Motion to exit into Executive Session.
3. New Business (*As defined by the Oklahoma Open Meeting Act § 311 (A) (9) as “matters not known about or which could not have reasonably been foreseen prior to the time of posting the agenda”*).
4. Adjourn until November 4, 2025.

BETHANY DEVELOPMENT AUTHORITY

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1. Consent Docket:
 - A. Approval of Minutes from the October 7, 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.
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 November 4, 2025.

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

NOTICE: On Thursday, October 2, 2025, at or before 4:59 p.m., agenda was posted at the front doors of City Hall, on the bulletin board in the lobby of City Hall, and on the City of Bethany website: cityofbethany.org. The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not necessary accommodation.

BETHANY CITY COUNCIL MEETING

BETHANY CITY HALL

OCTOBER 7, 2025

6:30 P.M.

| | | |
|-------------------------|--|---|
| MEMBERS PRESENT: | Amanda Sandoval Peter Plank Chris Powell Aja Triana Chandra Ford Kathy Larsen Brian Magirowsky | Mayor Vice-Mayor Council Member Council Member Council Member Council Member Council Member |
| MEMBERS ABSENT: | Burt Falkner Ken Smart | Council Member Council Member |
| OTHERS PRESENT: | Elizabeth Gray Ray Jones Michael Vaughn Lesa LaMar Jack Stewart Tammy West (See Roster) | City Manager City Attorney City Clerk/Treasurer Deputy City Clerk State Senator State Representative |

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 Vice-Mayor Plank.
The Flag Salute was conducted by Council Member Magirowsky.

ITEM NO. 3 CONSENT DOCKET:

- A. APPROVAL OF MINUTES FROM THE SEPTEMBER 16, 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 MANAGED IT AGREEMENT WITH IMAGENET CONSULTING AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY.**
- D. APPROVAL OF MUNICIPAL RETIREMENT FUND DISABILITY PENSION FOR MARK LANDERS.**

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

ITEM NO. 4 on the agenda was **MAYORAL PROCLAMATION DECLARING SEPTEMBER 15-OCTOBER 15, 2025, AS HISPANIC HERITAGE MONTH.**

Mayor Sandoval formally presented a proclamation to the Hispanic Student Associations of Bethany High School and Putnam City West High School in recognition of their contributions to cultural enrichment. See Exhibit A.

Representative West also honored both organizations with an official citation from the Oklahoma House of Representatives, acknowledging their leadership and impact within their schools.

ITEM NO. 5 on the agenda was **PUBLIC HEARING ITEM: CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE NO. 2081, AN ORDINANCE AMENDING THE ZONING ORDINANCES, MAP, AND COMPREHENSIVE PLAN OF THE CITY OF BETHANY, OKLAHOMA, BY INCLUDING IN I-L (INDUSTRIAL LIGHT) THE PROPERTY LOCATED AT 5310 N. ROCKWELL AVENUE FROM C-G (COMMERCIAL GENERAL) IN BETHANY, OKLAHOMA COUNTY, OKLAHOMA AS MORE PARTICULARLY DESCRIBED HEREINAFTER. (RAY JONES, CITY ATTORNEY)**

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

Attorney Ray Jones reported that the owner intends to rezone the site to Industrial Light and have a towing company at the location.

- B. PUBLIC HEARING.**

Mr. Abesi, the property owner, answered questions from the council. He explained that this would be used for overflow for parking towed vehicles and for dispatch operations.

Some council members had concerns about noise and traffic in and out of the property at night.

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2081, ON READING BY TITLE ONLY.

A motion was made by Council Member Larsen, seconded by Council Member Ford to deny the request citing significant opposition from neighbors and it not being part of the Comprehensive Plan for Bethany. Yes votes: Larsen, Ford, Triana. No votes: Sandoval, Magirowsky, Plank and Powell. Motion failed.

A motion was by Vice-Mayor Plank, seconded by Council Member Magirowsky to approve Ordinance No. 2081. Yes votes: Powell, Plank, Sandoval, Magirowsky. No votes: Triana, Ford. Abstain: Larsen. Motion failed.

A motion was made by Council Member Magirowsky, seconded by Mayor Sandoval to approve tabling this item to the next meeting. Yes votes: Larsen, Plank, Ford, Sandoval, Magirowsky, Powell, Triana. No votes: None. Motion approved.

D. MOTION TO APPROVE SECTION 1 OF ORDINANCE NO. 2081.

ITEM NO. 6 on the agenda was **PUBLIC COMMENT - ANY PERSON WISHING TO ADDRESS THE COUNCIL DURING PUBLIC COMMENT SHALL GIVE THEIR NAME, ADDRESS, AND CITY OF RESIDENCE TO THE CITY CLERK FOR THE RECORDS PRIOR TO THE START OF THE MEETING. (PER CHAPTER 30 OF THE BETHANY CODE OF ORDINANCES, THERE IS A FIVE-MINUTE LIMIT, AND NO ACTION OR DISCUSSION SHALL TAKE PLACE. ALL REMARKS SHALL BE ADDRESSED TO THE COUNCIL AS A BODY, AND NOT TO ANY MEMBER THEREOF.)**

None

ITEM NO. 7 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE NO. 2082, AN ORDINANCE AMENDING SECTION 158.072 TO THE BETHANY CODE OF ORDINANCES TO OUTLINE PROCEDURES FOR PUBLIC HEARINGS CONDUCTED BY THE PLANNING AND ZONING COMMISSION. (RAY JONES, CITY ATTORNEY)**

A. PRESENTATION BY STAFF AND/OR INTERESTED PARTY.

Attorney Ray Jones reported there are not any procedures for Planning and Zoning hearings and some rules needed to be established.

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2082, ON READING BY TITLE ONLY.

A motion was made by Council Member Magirowsky, seconded by Council Member Triana to approve B and C of Ordinance No. 2082. Yes votes: Magirowsky, Powell, Ford, Plank, Larsen, Sandoval, Triana. No votes: None. Motion approved.

C. MOTION TO APPROVE SECTIONS 1-3 OF ORDINANCE NO. 2082.

This item was approved with Item No. 7 (B).

ITEM NO. 8 on the agenda was **CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. 1724, A RESOLUTION ACCEPTING A GRANT OFFER FROM THE STATE OF OKLAHOMA 911 MANAGEMENT AUTHORITY FOR THE BETHANY 911 COMMUNICATIONS CENTER. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Larsen, seconded by Council Member Magirowsky to approve Resolution No. 1724. Yes votes: Triana, Powell, Ford, Plank, Larsen, Sandoval, Magirowsky. No votes: None. Motion approved.

ITEM NO. 9 on the agenda was **DISCUSSION AND POSSIBLE ACTION TO APPROVE BREWER CONSTRUCTION OKLAHOMA, LLC INVOICE NO. 2 IN THE AMOUNT OF \$69,978.43 FOR CDBG WATERLINE REPLACEMENT PROJECT- NW 32ND STREET/N HOLLOWAY AND N MUELLER AVENUE. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Magirowsky, seconded by Council Member Larsen to approve Brewer Construction Oklahoma, LLC invoice number 2 in the amount of \$69,978.43 for CDBG Waterline Replacement Project-NW 32nd Street/N Holloway and N Mueller Ave. Yes votes: Ford, Sandoval, Larsen, Powell, Triana, Plank, Magirowsky. No votes: None. Motion approved.

ITEM NO. 10 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF AMENDMENT NO. 1 TO THE CONSTRUCTION CONTRACT WITH PARATHON CONSTRUCTION, LLC FOR SIDEWALK PARTNERSHIP PROGRAM PHASE 1 IN THE AMOUNT OF \$2,403.00 AND AUTHORIZE THE MAYOR TO SIGN THE DOCUMENT ON BEHALF OF THE CITY OF BETHANY. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Ford, seconded by Council Member Larsen to approve Amendment No. 1 to the construction contract with Parathon Construction LLC for Sidewalk Partnership Program Phase 1 in the amount of \$2,403.00 and authorize the mayor to sign the document on behalf of the City of Bethany. Yes votes:

Powell, Triana, Ford, Larsen, Magirowsky, Sandoval, Plank. No votes: None. Motion approved.

ITEM NO. 11 on the agenda was **CONSIDERATION AND POSSIBLE APPROVAL OF A REQUEST FOR PERMISSION TO ADVERTISE FOR BIDS FOR THE FIRE DEPARTMENT TRAINING TOWER STRUCTURE AND CONCRETE PAD. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Council Member Magirowsky, seconded by Vice-Mayor Plank to approve a request for permission to advertise for bids for the Fire Department Training Tower Structure and Concrete Pad. Yes votes: Powell, Ford, Plank, Larsen, Sandoval, Triana, Magirowsky. No votes: None. Motion approved.

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

None.

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

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

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

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

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

Each council member was given the opportunity to comment.

ITEM NO. 16 on the agenda was **ADJOURN UNTIL OCTOBER 21, 2025.**

Mayor Sandoval adjourned the Bethany City Council meeting at 7:23 P.M. until October 21, 2025.

CITYCLERK

MAYOR

City of Bethany

Proclamation

Office

of the Mayor

WHEREAS, National Hispanic Heritage Month is celebrated annually in the United States to recognize the contributions of Hispanic American champions who have inspired others to achieve success; and

WHEREAS, the observation began in 1968 as Hispanic Heritage Week under President Lyndon Johnson and was expanded by President Ronald Reagan in 1988 to cover a 31-day period and was enacted into law on August 17, 1988; and

WHEREAS, Americans observe National Hispanic Heritage Month as a time to celebrate the heritage, history, traditions, and cultural diversity of Hispanic Americans whose heritage is rooted in Spain and 19 countries and territories; and

WHEREAS, Hispanic Americans serve in our military and protect us as members of law enforcement; and

WHEREAS, Hispanic Americans embody the City of Bethany's values, including commitment to faith, family, and country; and

NOW, THEREFORE, I, Amanda Sandoval, Mayor of the City of Bethany, Oklahoma do hereby proclaim **September 15 through October 15, 2025**, as

"HISPANIC HERITAGE MONTH"

in the City of Bethany and urge all our citizens to observe this month with appropriate programs, ceremonies, and activities.

Given under my hand and the Seal of the City of Bethany, Oklahoma

this 7th day of October, 2025.



 Mayor

Attest:



 City Clerk



BETHANY CITY COUNCIL

From: Michael Vaughn, Finance Director
Date: October 16, 2025
Subject: Claims list for the 10/21/2025 City Council Meeting

GENERAL OPERATIONS FUND

| FUND | AMOUNT |
|--------------------------|------------------------|
| General Operations Fund | \$ 75,648.91 |
| Capital Improvement Fund | \$ 11,769.43 |
| 2016 Library GO Bond | \$ 3,880.00 |
| Federal Grant Fund | \$ 1,177,507.55 |
| 2022A GO Bond | \$ 111,626.97 |
| Municipal Court Fund | \$ - |
| Cemetery Fund | \$ - |
| TOTAL | \$ 1,380,432.86 |

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

| FUND | AMOUNT |
|--------------------------------|------------------------|
| General Operations Fund | \$ 1,380,432.86 |
| Bethany Public Works Authority | \$ 405,039.69 |
| Bethany Hospital Trust | \$ - |
| Bethany Development Authority | \$ - |
| TOTAL | \$ 1,785,472.55 |

RECOMMENDATION

1. Approve claims as presented.



| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|-----------------------------|-----------|-----------------------------|-----------------------------|---------|-------------------|-----------|
| DEPARTMENT: 01.0 MANAGEMENT | | | | | | |
| 26-54164 | 10-004660 | MOTHER NATURE'S INC. | PEST CONTROL/GOPHER | 10/2025 | 1573750 | 120.00 |
| 26-54311 | 10-005084 | JAN-PRO CLEANING SYSTEMS | CITY HALL CLEANING | 10/2025 | INV238406 | 813.00 |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 1,472.42 |
| 26-55075 | 10-005321 | AMAZON CAPITAL SERVICES, | INTONER, EPSON PAD, COFFEE | 10/2025 | 0392250 | 71.36 |
| 26-55081 | 10-005321 | AMAZON CAPITAL SERVICES, | INWRIST SUPPORT, SOAP, POST | 10/2025 | 1084229 | 58.93 |
| 26-54731 | 10-005373 | CARD SERVICES/P1 | MICROSOFT AZURE/BUSINESS | 10/2025 | E0300XRW72 | 1,123.79 |
| 26-55106 | 10-005373 | CARD SERVICES/P1 | NETWORK EMAIL DOMAIN | 10/2025 | 20251013 | 214.94 |
| 26-54544 | 10-005851 | LYTLE, SOULE' & FELTY, P.C. | MONTHLY SVC | 10/2025 | 316938 | 6,250.00 |
| 26-55096 | 10-005851 | LYTLE, SOULE' & FELTY, P.C. | OUTSIDE OF CONTRACT | 10/2025 | 316939 | 990.64 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 1,794.10 |
| 26-54140 | 10-2274 | OZARKA WATER COMPANY | MONTHLY RENTAL/WATER | 10/2025 | 40777501 | 41.84 |
| 26-54505 | 10-2448 | MARGARET MCMORROW-LOVE | FOP/IAFF NEGOTIATIONS | 10/2025 | 20251001- | 1,158.30 |
| 26-54974 | 10-3098 | TS HEAT AND AIR INC | Blower Motor | 10/2025 | 40024200 | 839.00 |
| 26-54824 | 10-3196 | IMAGNET CONSULTING, LLC | MANAGED IT | 10/2025 | INV1409408 | 9,042.50 |
| 26-55095 | 10-4249 | YMCA OF GREATER OKC | MEMBERSHIP | 10/2025 | 7063433-0-10-2025 | 15.00 |
| 26-54530 | 10-4310 | AMERIFLEX | FSA ADMIN FEE | 10/2025 | INV912341 | 180.20 |
| DEPARTMENT TOTAL: | | | | | | 24,186.02 |
| DEPARTMENT: 02.0 FINANCE | | | | | | |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 780.96 |
| 26-54231 | 10-1749 | RK BLACK INC. | SHARP PRINTER | 10/2025 | IN1287053 | 4.14 |
| DEPARTMENT TOTAL: | | | | | | 785.10 |
| DEPARTMENT: 03.0 COURT | | | | | | |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 469.43 |
| 26-54952 | 10-006283 | ORCUTT MECHANICAL CONTRACT | BUILDING LEAK ON SIDE | 10/2025 | I2497 | 995.00 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 1,114.28 |
| 26-54084 | 10-1749 | RK BLACK INC. | OCT 2025 COPIER MAINT | 10/2025 | IN1287052 | 27.97 |
| 26-54057 | 10-2274 | OZARKA WATER COMPANY | SEPT 2025 WATER | 10/2025 | 1058100 | 33.89 |
| 26-55015 | 10-3258 | CITY OF YUKON | INMATE HOUSING | 10/2025 | 20251001 | 42.00 |
| 26-54046 | 10-3342 | JANI-KING OF OKLAHOMA, INC. | OCT 2025 JANITORIAL SERV | 10/2025 | OKC10250217 | 640.66 |
| 26-55095 | 10-4249 | YMCA OF GREATER OKC | MEMBERSHIP | 10/2025 | 7063433-0-10-2025 | 38.00 |
| DEPARTMENT TOTAL: | | | | | | 3,361.23 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|------------------------------|-----------|-------------------------------------|---------------------------|---------|------------------|-----------|
| DEPARTMENT: 04.0 ENGINEERING | | | | | | |
| 26-54622 | 10-005900 | TEIM DESIGN GROUP, PLLC | MNTHLY ENGINEERING | 10/2025 | 13541 | 4,726.91 |
| DEPARTMENT TOTAL: | | | | | | 4,726.91 |
| DEPARTMENT: 05.0 POLICE | | | | | | |
| 26-54346 | 10-004660 | MOTHER NATURE'S INC. | PD Monthly Maint | 10/2025 | 1573743 | 60.00 |
| 26-54447 | 10-004789 | TRADS, INC | MONTHLY USAGE | 10/2025 | 234929-202509-1 | 75.00 |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 2,402.69 |
| 26-55030 | 10-005321 | AMAZON CAPITAL SERVICES, INSUPPLIES | | 10/2025 | 1898649 | 194.07 |
| 26-55008 | 10-005324 | CHRISTOPHER HARDING | RANGE FUEL | 10/2025 | 202050930 | 12.48 |
| 26-54795 | 10-005373 | CARD SERVICES/P1 | AC01 TRAINING NEWCOMB | 10/2025 | 18817 | 100.00 |
| 26-54930 | 10-005373 | CARD SERVICES/P1 | FBI ACADEMY UNIFORMS | 10/2025 | 20250928 | 583.88 |
| 26-54323 | 10-005634 | INNOVATIVE SECURITY OF OKLA | Monthly Monitoring Fee | 10/2025 | 756876 | 45.90 |
| 26-54923 | 10-005772 | MWI ANIMAL HEALTH | K9 VACCINES AND MEDS | 10/2025 | 63497312 | 579.32 |
| 26-54034 | 10-006044 | HOUSE OF MODS LLC | Fleet Repairs | 10/2025 | 5908 | 330.89 |
| 26-55004 | 10-006094 | J HOLLAND PHOTOGRAPHY, LLC | DEPARTMENT PHOTOS | 10/2025 | BETHANY 25 PANEL | 725.00 |
| 26-54782 | 10-006195 | GODFREY'S INDOOR SHOOTING & | RIOS/WHEELER | 10/2025 | S1135964 | 2,845.66 |
| 26-54579 | 10-0225 | GENUINE PARTS | 2015 TAURUS BRAKES, ROTOR | 10/2025 | 099636 | 106.17 |
| 26-55068 | 10-0225 | GENUINE PARTS | VEHICLE REPAIRS | 10/2025 | 099650 | 319.79 |
| 26-55107 | 10-0429 | WVP OF OKLAHOMA LLC | RABIES VOUCHER AGREEMENT | 10/2025 | 100 | 360.00 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 9,320.85 |
| 26-55092 | 10-1196 | POSTMASTER | POLICE DEPT PO BOX 1340 | 10/2025 | 20250930 | 382.00 |
| 26-55031 | 10-2123 | HOME DEPOT CREDIT SVCS | WATER FOR DISPENSER | 10/2025 | 001564/7514648 | 67.84 |
| 26-54826 | 10-2362 | USA INDUSTRIES OF OK, INC. | PATCHES | 10/2025 | 10D9000 | 799.96 |
| 26-54349 | 10-2442 | SUMNERONE, INC. | 3 Copier Lease & Usage | 10/2025 | 4414782 | 140.20 |
| 26-54126 | 10-3342 | JANI-KING OF OKLAHOMA, INC. | Monthly Cleaning | 10/2025 | OKC10250108 | 1,944.66 |
| 26-55028 | 10-3415 | SPECIAL-OPS UNIFORMS, INC. | RIOS UNIFORM | 10/2025 | 360779 | 233.12 |
| 26-55029 | 10-3415 | SPECIAL-OPS UNIFORMS, INC. | WHEELER UNIFORMS | 10/2025 | 360782 | 233.12 |
| 26-55033 | 10-3457 | SAM'S CLUB/SYNCHRONY BANK | JANITORIAL | 10/2025 | 20251001- | 143.33 |
| 26-55089 | 10-3884 | APCO INT'L | ANNUAL DUES | 10/2025 | 304874** | 492.00 |
| 26-55047 | 10-4352 | MCBRIDE CLINIC | DRUG SCREEN | 10/2025 | 20251001 | 96.00 |
| 26-54927 | 10-4388 | ISG TECHNOLOGY, LLC | Computer Repair | 10/2025 | ISG365973 | 265.00 |
| DEPARTMENT TOTAL: | | | | | | 22,858.93 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|---------------------------------------|-----------|-------------------------------|----------------------------|---------|-------------------|-----------|
| DEPARTMENT: 06.0 FIRE | | | | | | |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 1,318.82 |
| 26-55012 | 10-005321 | AMAZON CAPITAL SERVICES, INC | HYDRANT TESTING SUPPLIES | 10/2025 | 9761801 | 148.86 |
| 26-55044 | 10-005356 | ACROSS THE STREET PRODUCTIONS | BLUE CARD COMMAND | 10/2025 | 28704 | 385.00 |
| 26-55009 | 10-0344 | BANNER FIRE EQUIPMENT, INC | STRUCTURAL FIREFIGHTING BO | 10/2025 | 11P20579 | 460.00 |
| 26-55117 | 10-1084 | OKLAHOMA STATE FIREFIGHTERS | ANNUAL MEMBERSHIP DUES | 10/2025 | CHF-26356 | 1,936.00 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURANCE | LIABILITY 1ST QTR | 10/2025 | 20251101- | 5,504.00 |
| 26-54940 | 10-4090 | AT&T MOBILITY | MOBILE DATA FOR IPADS | 10/2025 | 09192025-- | 84.08 |
| 26-55010 | 10-4090 | AT&T MOBILITY | MOBILE DATA FOR IPADS | 10/2025 | X09192025-- | 84.08 |
| 26-55095 | 10-4249 | YMCA OF GREATER OKC | MEMBERSHIP | 10/2025 | 7063433-0-10-2025 | 15.00 |
| 26-55011 | 10-4251 | SAM'S CLUB DIRECT FD | REFRESHMENTS AND SUPPLIES | 10/2025 | 20251001 | 250.15 |
| 26-55071 | 10-4251 | SAM'S CLUB DIRECT FD | JANITORIAL SUPPLIES | 10/2025 | 20251013 | 288.02 |
| 26-55047 | 10-4352 | MCBRIDE CLINIC | DRUG SCREEN | 10/2025 | 20251001 | 32.00 |
| DEPARTMENT TOTAL: | | | | | | 10,506.01 |
| DEPARTMENT: 07.0 COMMUNITY DEV | | | | | | |
| 26-54495 | 10-005321 | AMAZON CAPITAL SERVICES, INC | Camera | 10/2025 | 4745838 | 99.99 |
| 26-54623 | 10-005321 | AMAZON CAPITAL SERVICES, INC | Whiteboard & Tape | 10/2025 | 0770647 | 117.07 |
| 26-55114 | 10-005321 | AMAZON CAPITAL SERVICES, INC | BOO BASH | 10/2025 | 20251014 | 292.60 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURANCE | LIABILITY 1ST QTR | 10/2025 | 20251101- | 1,249.00 |
| 26-54964 | 10-1530 | THE TRIBUNE | PUBLICATION | 10/2025 | 20251003 | 11.20 |
| 26-54231 | 10-1749 | RK BLACK INC. | SHARP PRINTER | 10/2025 | IN1287053 | 16.56 |
| 26-55086 | 10-3348 | COUNTY CLERK OKLA COUNTY | LIEN/RELEASE | 10/2025 | 20251009-- | 18.00 |
| 26-55087 | 10-3348 | COUNTY CLERK OKLA COUNTY | LIEN/RELEASE | 10/2025 | 20251009- | 18.00 |
| DEPARTMENT TOTAL: | | | | | | 1,822.42 |
| DEPARTMENT: 08.1 PUBLIC WORKS - ADMIN | | | | | | |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 402.90 |
| 26-54704 | 10-006257 | BH SECURITY, LLC | SECURITY CAMERAS FOR PW | 10/2025 | 258275318 | 54.98 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURANCE | LIABILITY 1ST QTR | 10/2025 | 20251101- | 325.00 |
| DEPARTMENT TOTAL: | | | | | | 782.88 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|---|-----------|----------------------------|----------------------------|---------|-----------|-----------|
| DEPARTMENT: 08.2 PUBLIC WORKS - STREETS | | | | | | |
| 26-54003 | 10-004688 | TLS GROUP, INC. | MAINTAGREEMENTSIGNALATION | 10/2025 | 1025-1807 | 480.00 |
| 26-54806 | 10-004688 | TLS GROUP, INC. | SIGNAL LIGHTS | 10/2025 | 1799 | 195.00 |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 331.16 |
| 26-55077 | 10-006081 | CH&W COMMERCIAL TIRE, LLC | TWO NEW SKIDSSTEER TIRE | 10/2025 | 3-69691 | 547.10 |
| 26-54704 | 10-006257 | BH SECURITY, LLC | SECURITY CAMERAS FOR PW | 10/2025 | 258275318 | 152.93 |
| 26-55032 | 10-0130 | AMERICAN FIRE & SAFETY | FIRE EXTINGUISHER | 10/2025 | 203870 | 78.00 |
| 26-55065 | 10-0609 | BOBCAT OF OKLAHOMA CITY | GLASS FOR UNIT #74 | 10/2025 | P19872 | 436.16 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 1,464.80 |
| 26-54756 | 10-1276 | RON'S SPORTS WORLD INC | PPE SHIRTS | 10/2025 | 26-54756 | 80.00 |
| 26-55014 | 10-1796 | H.O.W. RUBBER, INC. | HOSE #801 | 10/2025 | HI7894 | 106.16 |
| DEPARTMENT TOTAL: | | | | | | 3,871.31 |
| DEPARTMENT: 08.4 PUBLIC WORKS - MAINT | | | | | | |
| 26-55084 | 10-005992 | AEG PETROLEUM | ANTI FREEZE | 10/2025 | 948698 | 205.65 |
| 26-55025 | 10-0225 | GENUINE PARTS | SUPPLIES FOR STOCK | 10/2025 | 099211 | 143.98 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 198.40 |
| DEPARTMENT TOTAL: | | | | | | 548.03 |
| DEPARTMENT: 08.5 PUBLIC WORKS - PARKS | | | | | | |
| 26-54004 | 10-0006 | A WELDORS SUPPLY | MONTHLYFEESFORWELDING | 10/2025 | 273807 | 24.00 |
| 26-55052 | 10-004790 | HARVEY JANITORIAL SALES | TRASH CAN LINERS | 10/2025 | 219556 | 309.36 |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 29.46 |
| 26-54955 | 10-005703 | FLOOR-TECH JANITORIAL | TT PAPER BATHROOMS | 10/2025 | 6879 | 120.00 |
| 26-54704 | 10-006257 | BH SECURITY, LLC | SECURITY CAMERAS FOR PW | 10/2025 | 258275318 | 54.96 |
| 26-54959 | 10-0225 | GENUINE PARTS | WATER PUMP UNIT 56 | 10/2025 | 098618 | 144.95 |
| 26-54962 | 10-0225 | GENUINE PARTS | HEATER HOSE UNIT 56 | 10/2025 | 098624 | 45.49 |
| 26-54354 | 10-1063 | OG&E | MNTHLY SVC. | 10/2025 | 20251002 | 108.97 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 1,046.00 |
| 26-54757 | 10-1276 | RON'S SPORTS WORLD INC | PPE SHIRTS | 10/2025 | 26-54757 | 80.00 |
| 26-55076 | 10-1509 | TOM'S SPEEDY LOCK & KEY | SERKEYS FOR BATHROOM DOORS | 10/2025 | 70674 | 70.50 |
| 26-55041 | 10-1622 | WESTLAKE ACE HARDWARE | TAPE AND DRAIN CLEANER | 10/2025 | 3505111 | 21.17 |
| 26-55082 | 10-1622 | WESTLAKE ACE HARDWARE | HOOKS | 10/2025 | 3035836 | 15.21 |
| 26-55090 | 10-1726 | BETHANY COUNTRY STORE | ROUND UP FOR WEED CONTROL | 10/2025 | 20251010 | 130.00 |
| DEPARTMENT TOTAL: | | | | | | 2,200.07 |
| FUND TOTAL: | | | | | | 75,648.91 |

FUND: 031- CAPITAL IMPROVE PROJECTS

SUMMARY REPORT

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|-------------------------------------|-----------|-------------------------|---------------------|---------|---------|-----------|
| DEPARTMENT: 40.0 PROJECTS >\$25,000 | | | | | | |
| 26-54458 | 10-005900 | TEIM DESIGN GROUP, PLLC | 25TH/SHANNON LIFT | 10/2025 | 13542 | 4,070.00 |
| 26-54461 | 10-005900 | TEIM DESIGN GROUP, PLLC | CDBG WATERLINE | 10/2025 | 13543 | 7,699.43 |
| DEPARTMENT TOTAL: | | | | | | 11,769.43 |
| FUND TOTAL: | | | | | | 11,769.43 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|-------------------|-----------|------------------|---------------------|---------|---------|----------|
| DEPARTMENT: 99.0 | | NON-DEPARTMENTAL | | | | |
| 26-55097 | 10-006213 | AIR TECHNOLOGIES | LG VRF SYSTEM | 10/2025 | JC2292 | 3,880.00 |
| DEPARTMENT TOTAL: | | | | | | 3,880.00 |
| FUND TOTAL: | | | | | | 3,880.00 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|--|-----------|--------------------------------------|------------------------|---------|-----------|--------------|
| DEPARTMENT: 40.0 Sewer Project | | | | | | |
| 26-54455 | 10-005900 | TEIM DESIGN GROUP, PLLC | PENIEL WASTEWATER | 10/2025 | 13545 | 17,443.00 |
| 26-54586 | 10-3380 | URBAN CONTRACTORS INC | PENIEL LIFT PIPE BURST | 10/2025 | INVOICE 2 | 756,410.90 |
| DEPARTMENT TOTAL: | | | | | | 773,853.90 |
| DEPARTMENT: 41.0 Well and Wellfield Proj. | | | | | | |
| 26-54568 | 10-006170 | DIVERSIFIED CONSTRUCTION OFWELLFIELD | | 10/2025 | INVOICE 7 | 403,653.65 |
| DEPARTMENT TOTAL: | | | | | | 403,653.65 |
| FUND TOTAL: | | | | | | 1,177,507.55 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|-------------------|-----------|-------------------------|--------------------------|---------|-----------|------------|
| DEPARTMENT: 40.0 | | Projects | | | | |
| 26-54581 | 10-004688 | TLS GROUP, INC. | PROP 1-C | 10/2025 | INVOICE 3 | 102,881.89 |
| 26-54236 | 10-005900 | TEIM DESIGN GROUP, PLLC | PROP 1-D PENIAL 39-42 ST | 10/2025 | 13569 | 385.96 |
| 26-54457 | 10-005900 | TEIM DESIGN GROUP, PLLC | PROP 2 PARKS | 10/2025 | 13547 | 379.99 |
| 26-55129 | 10-005900 | TEIM DESIGN GROUP, PLLC | PROP 1-H | 10/2025 | 13567 | 2,194.50 |
| 26-55130 | 10-005900 | TEIM DESIGN GROUP, PLLC | PROP 1-E | 10/2025 | 13568 | 4,332.63 |
| 26-55131 | 10-005900 | TEIM DESIGN GROUP, PLLC | PROP 1-G | 10/2025 | 13570 | 1,452.00 |
| DEPARTMENT TOTAL: | | | | | | 111,626.97 |
| FUND TOTAL: | | | | | | 111,626.97 |

NOTICE: On Thursday, October 2, 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, OCTOBER 7, 2025

5:00 P.M.

**BETHANY CITY HALL (LOBBY)
6700 NW 36th STREET
BETHANY OK 73008**

| | | |
|------------------|---|--|
| MEMBERS PRESENT: | Amanda Sandoval Peter Plank Kathy Larsen Chandra Ford Brian Magirowsky Aja Triana | Mayor Vice-Mayor Council Member Council Member Council Member Council Member |
| MEMBERS ABSENT: | Chris Powell Burt Falkner Ken Smart | Council Member Council Member Council Member |
| OTHERS PRESENT: | Elizabeth Gray John Reid Brett Crecelius Raquelynne Diaz Tammy West Jack Stewart Arturo Alonso Sandoval Briana Flatley Ed Smith Rondia Banks Saidy Orellano | City Manager Police Chief Community Development Director Community Development Assoc. State Representative State Senator Consulate of Guatemala Vice Consulate of Mexico Principle, Putnam City West Bethany Library Manager OHS Multicultural Officer |

MEMBERS OF THE BETHANY CITY COUNCIL, ADMINISTRATIVE STAFF, AND GUESTS WILL GATHER AT BETHANY CITY HALL LOCATED AT 6700 NW 36TH STREET, BETHANY, OKLAHOMA FOR A WELCOMING RECEPTION TO HIGHLIGHT THE NEW BETHANY YOUTH COUNCIL MEMBERS.

THIS MEETING IS FOR CEREMONIAL PURPOSES ONLY, WITH NO BUSINESS TO

BE ACTED UPON BY THE CITY COUNCIL.

No action taken.

CITY CLERK

MAYOR

BETHANY CITY COUNCIL

From: Elizabeth Gray, City Manager
Date: October 15, 2025
Subject: Veterans Plaza

BACKGROUND

The Bethany Improvement Foundation (BIF) has long been fundraising for a Veterans Plaza in the City of Bethany. They are asking permission to place the plaza on city hall grounds at the SW corner of NW 36th and College.

The Bethany Improvement Foundation proposes completing this project in two phases which will be seen in the presentation. BIF took this idea to the City of Bethany Parks Committee on May 8, 2025 and the location was agreed upon, providing certain questions are addressed (see the attached Parks Committee Minutes. BIF also took this idea to the Bethany Economic Development Authority on October 9, 2025, to garner their support and it was supported unanimously.

After vetting this proposal, the Bethany Improvement Foundation is now bringing this item before the City Council to seek permission to place the Veterans Plaza on city hall property.

RECOMMENDATION

1. As develops during the meeting



ADDITIONAL COMMENTS

NOTICE: On Tuesday, May 6, 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.

MINUTES

**PARK COMMITTEE
MEETING OF THE
BETHANY CITY COUNCIL**

**BETHANY LIBRARY
6700 NW 35TH ST
BETHANY OK**

THURSDAY, MAY 8, 2025

6:30 P.M.

| | | |
|------------------|---------------------|-----------------------|
| MEMBERS PRESENT: | Kathy Larsen, Chair | Council Member Ward 3 |
| | Aja Triana | Council Member Ward 4 |
| | Peter Plank | Council Member Ward 1 |
| | Burt Falkner | Council Member Ward 2 |
| | Robert Helton | Citizen Advisor |

MEMBERS ABSENT:

| | | |
|-----------------|---------------|----------------|
| OTHERS PRESENT: | Liz Sawyer | President, BIF |
| | Lawrence Ross | |
| | Lori Calahan | |
| | Angela Bumpus | |
| | Matt Goodwin | |

Chairperson Larsen called the meeting to order at 6:35 p.m.

ITEM NO. 1 on the agenda was **APPROVAL OF MINUTES FROM THE SEPTEMBER 5, 2024, PARKS COMMITTEE MEETING.**

Motion was made by Falkner, seconded by Triana to approve the minutes from the September 5, 2024, Parks Committee meeting as presented. YES votes: Larsen, Falkner, Plank, and Triana. NO votes: none. Motion passed.

ITEM NO. 2 on the agenda was **APPROVAL OF MINUTES FROM THE NOVEMBER 16, 2024, PARKS COMMITTEE MEETING.**

Motion was made by Plank, seconded by Triana to approve the minutes from the November 16, 2024, Parks Committee meeting as presented. YES

votes: Larsen, Falkner, Plank, and Triana. NO votes: none. Motion passed.

ITEM NO. 3 on the agenda was PRESENTATION AND DISCUSSION WITH BETHANY IMPROVEMENT FOUNDATION REGARDING VETERANS MEMORIAL WITH POSSIBLE ACTION.

Angela Bumpus gave a presentation of proposed Veterans Memorial. Lawrence Ross showed plans of proposed location at the SW corner of NW 36th and College. Timeline-complete 18 months from approval by Bethany City Council. City would be requested to provide upkeep to sod/landscape once complete. BIF to provide upkeep and maintenance of monument.

Motion was made by Falkner, seconded by Triana to approve proposal contingent upon the following questions:

1. Type of grass plan (a shade grass).
2. Marketing plan, including signs on NW 39th Expy.
3. How will the monument be maintained?
4. Will Bethany Veterans be listed-preference?

YES votes: Larsen, Falkner, Plank, and Triana. NO votes: none. Motion passed.


ITEM NO. 4 on the agenda was DISCUSSION OF 2025 EVENTS.

ITEM NO. 5 on the agenda was NEW BUSINESS. (As defined by the Oklahoma Open Meeting Act § 311 (A) (9) as "matters not known about or which could not have reasonably been foreseen prior to the time of posting the agenda").

Discussion included sticker control at parks (costs), weeds on NW 39th Expy median need mowed, and trees blocking Blue Goose. Next meeting on Thursday, June 12, 2025 at 6:30 p.m.

ADJOURN

Chairperson Larsen adjourned the meeting at 8:15 p.m.


CHAIRMAN


CITY CLERK

On Tuesday, October 7, 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.

MINUTES

BETHANY ECONOMIC DEVELOPMENT AUTHORITY

**THURSDAY, OCTOBER 9, 2025
12:00 P.M.**

**BETHANY CITY HALL
6700 NW 36TH ST, BETHANY OK**

| | | |
|-------------------------|--|--|
| MEMBERS PRESENT: | Dustin Stearman Lisa Looper Brian Rooney Joan Jenkinson | Chairman Vice Chair Secretary Trustee |
| MEMBERS ABSENT: | Joshua Young | Trustee |
| OTHERS PRESENT: | Elizabeth Gray Brett Crecelius Raquelynne Diaz | City Manager Community Development Dir. Community Development Assoc. |

Chairman Stearman called the Bethany Economic Development Authority meeting to order at 12:02 P.M.

1. CONSENT DOCKET:

- A. APPROVAL OF MINUTES FROM THE SEPTEMBER 25, 2025, REGULAR BEDA MEETING.**
- B. APPROVAL OF MINUTES FROM THE SEPTEMBER 30, 2025, SPECIAL CALLED BEDA MEETING.**

Motion was made by Looper, seconded by Rooney to approve Consent Docket Item 1 (A) minutes from the September 25, 2025 Regular BEDA Meeting as presented and table Item 1 (B) minutes from the September 30, 2025 Special Called BEDA Meeting until the next meeting. YES votes: Stearman, Looper, Rooney, and Jenkinson. NO votes: None. ABSTAIN votes: None. Motion passed.

ITEM NO. 2 on the agenda was **PRESENTATION BY BETHANY IMPROVEMENT FOUNDATION (BIF) REGARDING THE VETERANS' PLAZA - DISCUSSION AND POSSIBLE ACTION BY BEDA.**

Motion was made by Looper, seconded by Jenkinson to support the location of BIF's Veterans' Plaza to be on City Hall grounds. YES votes: Stearman, Looper, Rooney, and Jenkinson. NO votes: None. ABSTAIN votes: None. Motion passed.

ITEM NO. 3 on the agenda was **MAYOR'S REPORT.**

ITEM NO. 5 on the agenda was **COMMUNITY DEVELOPMENT REPORT FROM DIRECTOR BRETT CRECELIUS.**

Mr. Crecelius gave update.

ITEM NO. 6 on the agenda was **CITY MANAGER'S REPORT.**

Ms. Gray gave update.

ITEM NO. 7 on the agenda was **ROUNDTABLE AND DISCUSSION.**

Discussed avenues to support future community events.

ITEM NO. 8 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").*

ITEM NO. 9 on the agenda was **ADJOURN UNTIL OCTOBER 23, 2025.**

Chairman Stearman adjourned the Bethany Economic Development Authority meeting until October 23, 2025 at 1:02 P.M.

CITY CLERK

CHAIRMAN

BETHANY CITY COUNCIL

From: Brett Crecelius, Community Development Director
Date: September 23, 2025
Subject: Consider a rezoning request from Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner to rezone 5310 N. Rockwell Ave from C-G, Commercial General to I-L, Industrial Light.

BACKGROUND

Attached are the minutes and staff report from the Planning and Zoning Commission meeting of September 18, 2025. Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN – None. The motion carried 4-1-0.

RECOMMENDATION

1. Recommend approving the rezoning of 5310 N. Rockwell Ave from C-G, Commercial General to I-L, Industrial Light.



ADDITIONAL COMMENTS

Item was tabled at the 10/07/2025 Regular Council Meeting. The applicants are on a planned family vacation and will be unable to attend the meeting. They wanted to submit this letter to council (for the packet) since they will not be available at the meeting.

ORDINANCE NO. 2081

AN ORDINANCE AMENDING THE ZONING ORDINANCES, MAP, AND COMPREHENSIVE PLAN OF THE CITY OF BETHANY, OKLAHOMA, BY INCLUDING IN I-L (INDUSTRIAL LIGHT) THE PROPERTY LOCATED AT 5310 N. ROCKWELL AVENUE FROM C-G (COMMERCIAL GENERAL) 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:

RIPPER PARK 000 000 LOTS 5 & 6.

is hereby included in, added to, and made part of the district set aside for I-L, Industrial Light, and the Clerk of the City of Bethany is hereby authorized and directed to correct the official zoning map and comprehensive plan map of the City of Bethany, Oklahoma, to conform thereto.

END

The undersigned hereby certify that the foregoing ordinance was introduced before the Bethany Planning and Zoning Commission on September 18, 2025, and the Bethany City Council on the October 7, 2025, and was duly adopted and approved by the Mayor and City Council of the City of Bethany on the 7th day of October, 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

Bahar Abesi
5310 N Rockwell Ave
Bethany, OK 73008
(405) 300-5000
info@head2tow.com

Date: [Insert Date]

To:
Bethany City Council
c/o City Clerk's Office
6700 NW 36th Street
Bethany, OK 73008

Re: Support for Ordinance No. 2082 — Amendment to Section 158.072 (Public Hearing Procedures)

Dear Mayor and Members of the Council,

I am the applicant for **Item 7** on your agenda regarding **Ordinance No. 2082**, which proposes amendments to Section 158.072 of the Bethany Code of Ordinances. Unfortunately, I am **out of town and unable to attend the meeting in person** due to a **previously planned family fall break trip with my children**. I sincerely appreciate your understanding and consideration in allowing this letter to represent my position and commitment to our community.

Our company, **HEAD 2 TOW, Inc.**, operates under a valid **Class A Wrecker License issued by the Oklahoma Department of Public Safety (DPS)**. We proudly serve Bethany and the greater Oklahoma City area with professional towing and roadside-assistance services.

I am proud to note that **HEAD 2 TOW, Inc. is a woman- and minority-owned business**, locally established and operated here in Bethany. I was born in Iran and am a proud U.S. citizen who values the opportunities this community provides. I was also a **resident of Bethany, Oklahoma for over 15 years** and continue to have strong ties to this city. I am the **sole 100% owner of HEAD 2 TOW, Inc.**, and I take great pride in operating with integrity, transparency, and accountability. Our company is ... Our **rezoning application** was submitted to allow **vehicle storage as part of our towing operations**. Our towing and dispatch activities are already permitted under the existing **Commercial General (C-G)** zoning. The proposed rezoning to

Light Industrial (L-I) ensures our operations are fully aligned with city code for facilities that include secure storage associated with wrecker services.

Importantly, the **City of Bethany Zoning Department has already reviewed and approved our zoning plan**, confirming that our proposed use is compatible with the surrounding area and consistent with the city's long-term development goals.

Over the past several months, I have made significant investments and improvements to ensure that **HEAD 2 TOW, Inc.** operates responsibly and adds value to the community. These efforts include:

Operating only during standard business hours to minimize neighborhood impact.

Installing a new eight-foot privacy fence to enhance appearance and reduce sound.

Adding security cameras to improve safety and deter unwanted activity. Using this site primarily as a dispatch and administrative office, with storage limited to vehicles involved in active towing operations. Personally meeting with immediate neighbors before installing the fence — they expressed appreciation for our efforts and confirmed they are comfortable with our operations. Completing new storefront improvements, including professional signage, exterior painting, and general property upgrades that beautify the Rockwell corridor. I am aware that some petitions have been submitted by individuals expressing concern about the rezoning. However, most of the people who signed these petitions are **not direct neighbors** or immediately affected by the property. The residents who live closest to the site have personally spoken with me, expressed **support and understanding** of our business, and appreciate the improvements and cleanliness we've brought to the area.

Additionally, our location at **5310 N Rockwell Ave** is near **Wiley Post Airport**, where aircraft activity already contributes to the normal ambient sound environment. **A tow truck is certainly not louder than an airplane**, and our business operates quietly and professionally at all times.

We also selected this location so that **HEAD 2 TOW, Inc.** could participate in the Bethany Police Department's rotation program, providing timely assistance to officers and ensuring safer, quicker clearance of accident scenes. Through this partnership, we are proud to directly support local law enforcement and the safety of Bethany residents.

Beyond towing, our company contributes to the community by offering **24-hour roadside assistance, rapid response to emergencies**, and a commitment to keeping Bethany's roads clear and safe. We employ local residents and work to

promote Bethany's image as a well-maintained, business-friendly city.

HEAD 2 TOW, Inc. is proud to be part of the **Bethany business community** and to work in partnership with local law enforcement and residents. Our goal is to not only provide professional towing services but also to contribute to the city's overall safety, appearance, and economic growth. We take pride in keeping our property and vehicles clean, well maintained, and in representing Bethany with professionalism and respect.

This property previously operated as a dispensary and, before that, a 7-Eleven convenience store. Compared with those past uses, our towing and dispatch operation is quieter, cleaner, and more beneficial to the community, providing essential public services while maintaining a professional and low-impact presence.

Finally, our request aligns with **Bethany's Comprehensive Plan**, which designates this corridor for **Light Industrial (L-I)** development. Approval of **Ordinance No. 2082** and our rezoning request supports that plan, encourages responsible redevelopment, and strengthens Bethany's continued economic growth.

I respectfully request that the Council approve **Ordinance No. 2082** and include this letter in the official record for Item 7. Please feel free to contact me at **(405) 300-5000** or **info@head2tow.com** if any additional information is needed.

Thank you for your time, consideration, and continued commitment to supporting responsible business development in Bethany.

Respectfully submitted,

Bahar Abesi

Applicant – Ordinance No. 2082

HEAD 2 TOW, Inc.

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
SEPTEMBER 18, 2025

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer, Vice-Chair
Robert Helton
Steve Marx
Ron Crouch

MEMBERS ABSENT: Jennifer Edmonson
Keith Wright
Arvel 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 front door of Bethany City Hall, 6700 NW 36th St., 73008 on or by Friday, September 12, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Steve Marx, seconded by James Clemmer to approve the August 21, 2025 Planning and Zoning Commission as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx. NAY- None. ABSTAIN- Ron Crouch. The motion carried 4-0-1.

ITEM 1: **PC 25-19**
Consider a rezoning request from Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner to rezone 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light.

LEGAL DESCRIPTION: Lot Five (5) and Six (6) Ripper Park Addition to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof. Said tract of land contains an area of 17,219 square feet or 0.3952 acres more or less. **(ITEM TO BE HEARD BY CITY COUNCIL ON OCTOBER 7, 2025.)**

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider rezoning 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. An aerial view of 5310 N. Rockwell was presented. Raquelynne Diaz, Comm. Dev. Associate summarized the zoning of the

surrounding properties; and explained the differences between C-G Commercial General zoning and I-L, Industrial Light zoning.

Brett Crecelius, Comm. Dev. Director informed the Planning and Zoning Commission that he was handed a petition just prior to the meeting tonight that is specific to this case at 5310 N. Rockwell Ave. He handed the petition to the Planning and Zoning Commission for review. (see attached petition)

Mr. Abesi, Applicant was present.

Commissioner Clemmer asked for the name of the wrecker service.

Mr. Abesi, Applicant said the name of wrecker service is "Head To Tow".

Commissioner Peck asked if this location is for overflow.

Mr. Abesi, Applicant said yes. We currently have another wrecker service on NW 39th Expressway. Also, we want to join the Bethany Police Department rotation.

Ray Jones, City Attorney explained there will be certain requirements that will have to be followed with respect to having the auto storage for wrecker service here. It has to be gated and fenced off. That should be taken into consideration with the purposes of the use.

Mr. Abesi, Applicant stated we already have the DPS license, and the OHP came over and inspected the site. We have installed the fence required by OHP.

Commissioner Marx asked if the applicant has two business at this location.

Mr. Abesi, Applicant said yes, we will have an oriental rug cleaning business as well at this site.

Commissioner Marx asked how many cars does the applicant plan to have in the back.

Mr. Abesi, Applicant said approximately eight to ten cars for about 30 days because the cars come and go.

Ms. Green, resident of 6914 NW 53rd said this will make three wrecker services in the area; and does not appreciate the noise from the trucks going up and down the street day and night. She spoke against the rezoning request.

Commissioner Helton asked about buffering between residential and industrial.

Brett Crecelius, Comm. Dev. Director explained currently our regulations are that any commercial or industrial zone does have the eight-foot fence buffering between a residential zone and the commercial or industrial zone. There is additional buffer space of ten feet distance for every one story that the building is tall.

After some discussion about noise, Brett Crecelius, Comm. Dev. Director stated we do have a noise ordinance and explained how the noise factor is calculated.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

ITEM 2:

PC 25-18

Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

ACTION: Brett Crecelius, Comm. Dev. Director presented the proposed ordinance with the changes from the previous meeting.

After some discussion, motion was made by Ron Crouch, seconded by Steve Marx to approve the proposed ordinance on pressure release valves and back water prevention systems. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Brett, Crecelius, Comm. Dev. Director stated we will bring back the Rockwell item for discussion. Also, Raquelynne Diaz, Comm. Dev. Associate has updated our Zoning Map.

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

Petition to Oppose Rezoning Request - Case No. PC-25-19

We, the undersigned residents and concerned neighbors of Bethany, respectfully submit this petition to OPPOSE the proposed rezoning request for the property located at **5310 N Rockwell Ave**, legally described as **Ripper Park 000 000 Lots 5 & 6**. The request seeks to change the zoning from **C-G** (Commercial General) to **I-L** (Industrial Light). We believe this rezoning will negatively impact our neighborhood, property values, traffic flow, and overall community character. We respectfully urge the Planning and Zoning Commission and the Bethany City Council to DENY this rezoning request.

| Printed Name | Signature | Address | Phone/Email |
|------------------|--------------------|-----------------------------|-------------|
| Johnny Brewer | <i>[Signature]</i> | 7061 NW 53 | |
| 13 9910 11 | <i>[Signature]</i> | 7000 NW 53 | |
| MATTHEW GORE | <i>[Signature]</i> | 7005 NW 53 | |
| Michael Walker | <i>[Signature]</i> | 7002 - NW 53 | |
| Tracy Webb | <i>[Signature]</i> | 7002 NW 53 | |
| Jason Grigshy | <i>[Signature]</i> | 6918 NW 53 rd | |
| Jose | <i>[Signature]</i> | 7003 NW 53 | |
| Veronica Pina | <i>[Signature]</i> | 7003 NW 53 rd St | |
| Jennifer Delcena | <i>[Signature]</i> | 7005 NW 53 rd St | |
| Tasha Wood | <i>[Signature]</i> | 5110 N Bower | |
| Tasha Wood | <i>[Signature]</i> | 5110 N Bower | |
| Terri Pinon | <i>[Signature]</i> | 6911 NW 52 | |
| Marti McWhorter | <i>[Signature]</i> | 6901 NW 52 | |
| Betty Peniston | <i>[Signature]</i> | 6909 NW 52 | |
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Please sign below to show your opposition to the rezoning request. Your voice matters in preserving the safety, integrity, and future of our neighborhood.

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on or by Friday, September 12, 2025 at 4:00 p.m.

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
SEPTEMBER 18, 2025
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF AUGUST 21, 2025
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING
COMMISSION BUSINESS

ITEM 1: **PC 25-19**
Consider a rezoning request from Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner to rezone 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light.

LEGAL DESCRIPTION: Lot Five (5) and Six (6) Ripper Park Addition to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof. Said tract of land contains an area of 17,219 square feet or 0.3952 acres more or less. **(ITEM TO BE HEARD BY CITY COUNCIL ON OCTOBER 7, 2025.)**

ITEM 1: **PC 25-18**
Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

NEW BUSINESS
ADJOURNMENT UNTIL OCTOBER 2, 2025

City of Bethany
Planning & Zoning Staff Report
September 18th, 2025

CASE NO: PC 25-19

Request: Consider a request from Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner, to rezone 5310 N Rockwell Ave. from C-G, commercial general to I-L Industrial Light.

Legal Description: RIPPER PARK 000 000 LOTS 5 & 6

Current Zoning: Commercial general (C-G)

Proposed Zoning: Industrial Light (I-L)

Surrounding Zoning:

| Direction | Zoning |
|-----------|-------------------------|
| North | R-1 |
| South | C-G |
| East | R-1 |
| West | OKC/ Wiley Post Airport |

Table 1

Zoning Characteristics

| | C-G | I-L |
|--------------------------------------|---------|------------------------|
| Lot Area (minimum) per dwelling unit | None | None |
| Lot area (minimum) | None | None |
| Lot Coverage (Maximum) | 35 % | None |
| Height (Maximum) | 90 Feet | 35 Feet or 2 ½ Stories |

Table 2

Background:

The applicant is requesting to rezone the property located at 5310 N Rockwell Ave. from C-G (Commercial General) to I-L (Industrial Light). The parcel is bordered by R-1 (Single Family Residential) to the North and East, C-G (Commercial General) to the South, and Wiley Post Airport is located to the West.

Analysis:

The site encompasses 17,219 sq. ft. (0.3952 acres) and is currently utilized for office and retail services, both of which are permitted uses under the Commercial-General zoning. The applicant is requesting a rezone to Industrial light under an Industrial-Light zoning, automobile storage would be a permitted use. The applicant wants the ability to use the property for overflow storage of trucks associated with his wrecker business, which operates at a separate location.

The proposed rezone aligns with the goals of the Comprehensive Plan, which designates North Rockwell Avenue as a Mixed Industrial Use corridor. The Plan identifies the section from 47th Street to 63rd Street as a unique area due to its proximity to Oklahoma City's Wiley Post Airport and the influence of surrounding industrial uses. A key objective is to promote light industrial uses north of 50th Street to support the airport and establish a critical mass of compatible, supportive uses needed to create a true light industrial district. Advancing this objective supports Bethany's broader vision of developing an Industrial Mixed-Use District along Rockwell Avenue.

At the same time, the Plan emphasizes that existing neighborhoods should be buffered from the impacts of nearby industrial activity, with any new industrial development over the next 10 to 15 years. This is particularly important given the adjacent R-1 residential zone located to the North and East of the property.

If the property is rezoned, any new businesses or building modifications will be required to come before the City for review and approval.

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

Attachments:

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



N Rockwell Ave

NW 53rd St

NW 53rd St

N Mueller Ave

NW 52nd St

N Dawson Dr

N Beaver Ave

N Willow Ave

N Mueller Ave

N Dawson Dr

N Willow Ave

Williams Church of the Nazarene

NW 50th St





City of Bethany

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

PACKET A

REZONING PROCEDURE

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

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

APPLICATION FOR REZONING

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

(PLEASE PRINT OR TYPE)

1. Applicant: MEHDI ABESI Phone#: (405) 300-8000
Address: 14800 Aurea Ln, Oklahoma city OK 73142
2. Record Property Owner(s): Persepolis LLC Phone#: (405) 300-8000
Address: 14800 Aurea Ln Oklahoma city OK 73142
3. Request rezoning from: C - G
To: I - L
4. Street address or location: 5310 N Rockwell Ave Bethany OK 73008
5. Legal description (attach if necessary): Atta Survey is Attached
6. Area of property (sq. ft.) 17219 sqft or 0.3952 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: M. ABESI
Signature of Property Owner: M. ABESI

BETHANY

Oklahoma

Department of Planning & Community Development

August 25th, 2025

NOTICE OF HEARING

PLANNING & ZONING COMMISSION
AND CITY COUNCIL

Dear Property Owner:

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

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

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

Your participation in these proceedings can affect the outcome.

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

SECRETARY
PLANNING AND ZONING COMMISSION

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

Zoning Change Information

A. Rezoning Proposal

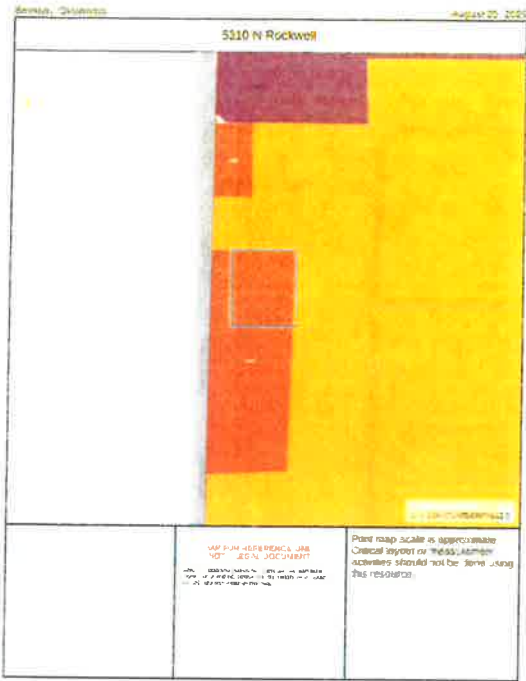
1. Case No.: PC 25-19
2. Location of Property: 5310 N Rockwell Ave
3. Legal Description: RIPPER PARK 000 000 LOTS 5 & 6
4. Present Zoning: C-G
5. Proposed Zoning: I-L

B. Hearing Schedule

1. The Planning and Zoning Commission **hearing** on the proposed rezoning request will be held on September 18th, 2025, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the rezoning request. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The Planning and Zoning Commission will then transmit its recommendation to the City Council. The City Council Hearing will be held on October 7th, 2025 at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to approve or deny the proposed rezoning request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

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



| propertyid | accttype | name1 | name2 | name3 | mailingaddress1 | city | state | zipcode |
|------------|-------------|-------------------------------|-------|-------|--------------------------|---------------|-------|------------|
| 170731 | Residential | RAY STEVENS INC | | | 3636 NW 63RD ST, Unit A | OKLAHOMA CITY | OK | 73116-2011 |
| 170487 | Industrial | GRAMAJO NELSON | | | 641 WHISPERING OAK RD | OKLAHOMA CITY | OK | 73127-5224 |
| 170511 | Residential | STILLINGS JAMES V & BECKY E | | | 5209 N DAWSON DR | BETHANY | OK | 73008-2027 |
| 170727 | Residential | SIMMONS † STUTEVILLE CASEY | | | 5211 DAWSON DR | BETHANY | OK | 73008 |
| 170719 | Commercial | BMK PROPERTIES LLC | | | PO BOX 57613 | OKLAHOMA CITY | OK | 73157 |
| 170726 | Residential | CAMPBELL CAMPBELL KIMBERLY † | | | 5213 N DAWSON DR | BETHANY | OK | 73008-2027 |
| 170490 | Residential | PAPPAS BRYCE | | | 9775 HEFNER VILLAGE BLVD | OKLAHOMA CITY | OK | 73162-7764 |
| 170508 | Residential | ARMSTRONG MEAGAN E | | | 5203 N DAWSON DR | BETHANY | OK | 73008-2027 |
| 170673 | Residential | BENSON VALARY | | | 6906 NW 52ND ST | BETHANY | OK | 73008-2004 |
| 170674 | Residential | LYLES JULIE DAWN | | | 6908 NW 52ND ST | BETHANY | OK | 73008 |
| 170675 | Residential | PINION TERRY LAVONNE | | | 2525 NW 30TH ST | OKLAHOMA CITY | OK | 73112 |
| 170733 | Residential | NATE PROPERTIES LLC | | | PO BOX 720244 | OKLAHOMA CITY | OK | 73172-0244 |
| 170509 | Residential | ADM HOLDINGS LLC | | | 11021 S URBANA AVE | TULSA | OK | 74137 |
| 170732 | Residential | NATE PROPERTIES LLC | | | PO BOX 720244 | OKLAHOMA CITY | OK | 73172-0244 |
| 170488 | Industrial | ITTER ROBERT W | | | 10815 NW 103RD CIR | YUKON | OK | 73099 |
| 170510 | Residential | BATLEY NICOLAS | | | 5207 N DAWSON DR | BETHANY | OK | 73008-2027 |
| 170725 | Residential | GATES JOHN D & SHARON R | | | 5301 N DAWSON DR | BETHANY | OK | 73008-2029 |
| 170728 | Commercial | PERSEPOLIS LLC | | | 14800 AUREA LN | OKLAHOMA CITY | OK | 73142-1901 |
| 170724 | Residential | TB HOLDINGS LLC | | | PO BOX 20527 | OKLAHOMA CITY | OK | 73156 |
| 170666 | Residential | HERNANDE ZUNIGA KARLA | | | 5702 NW 32ND ST | OKLAHOMA CITY | OK | 73122-1018 |
| 170665 | Residential | ROPER VERGIL JR | | | 709 N 6TH ST | WEATHERFORD | OK | 73096 |
| 170664 | Residential | WHITE BET PENNINGTON BILLY J | | | 6911 NW 52ND ST | BETHANY | OK | 73008 |
| 170685 | Residential | MARTINEZ RAQUEL | | | 7000 NW 53RD ST | BETHANY | OK | 73008 |
| 170684 | Residential | LINDO DAV LINDO DAVE REV TRUS | | | 220 N WESTERN AVE | OKLAHOMA CITY | OK | 73106-7638 |
| 170683 | Residential | DUER DARI DUER DARRELL J JR | | | 6909 NW 100TH ST | OKLAHOMA CITY | OK | 73162 |
| 170682 | Residential | LINDO DAV LINDO DAVE REV TRUS | | | 220 N WESTERN AVE | OKLAHOMA CITY | OK | 73106-7638 |
| 170681 | Residential | MMS PROP C/O MARY DAVIS | | | 7009 NW 53RD ST | BETHANY | OK | 73008-2009 |
| 170661 | Residential | GREEN KENNA JANE | | | 6914 NW 53RD ST | BETHANY | OK | 73008-2008 |
| 170662 | Residential | GOKOOL ANTHONY & KAREN R | | | 6916 NW 53RD ST | BETHANY | OK | 73008-2008 |
| 170663 | Residential | TLC INVESTMENTS LLC | | | 5700 SYCAMORE POND DR | MUSTANG | OK | 73064 |
| 170676 | Residential | BREWER JOHNNY L REV LIV TRUST | | | 7001 NW 53RD ST | BETHANY | OK | 73008 |
| 170677 | Residential | COMMERCIAL RESIDENTIAL MANA | | | 13116 GREEN CEDAR TER | OKLAHOMA CITY | OK | 73131 |

170678 Residential
170679 Residential
170680 Commercial
170718 Commercial
169658 Exempt

WYNN CUR C L & T S WYNN LOVING 5005 N COUNCIL RD
RESTORATION REAL ESTATE LLC 18808 STONE OAK RD
DAVIS MAR DAVIS JACKIE R & MARY 7009 NW 53RD ST
KELLEY PROPERTIES LLC 11141 BLUE STEM BACK RD
CITY OF OKLA CITY 200 N WALKER AVE 2ND FLR
BETHANY
EDMOND
BETHANY
OKLAHOMA CITY
OKLAHOMA CITY

OK
OK
OK
OK
OK

73008-2241
73012
73008-2009
73162
73102

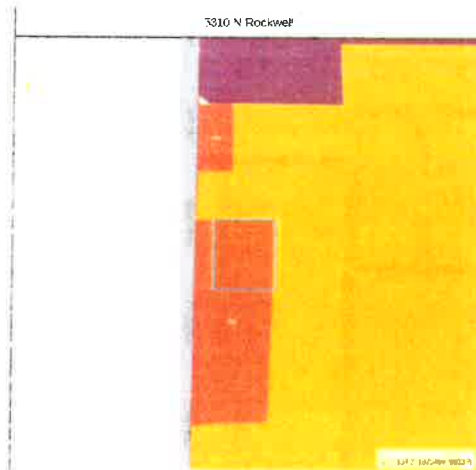
NOTICE OF PUBLIC HEARING

On September 18th, 2025 at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request from Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner to rezone 5310 N Rockwell Ave. from C-G, commercial general to I-L Industrial Light.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on October 7th, 2025 at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: RIPPER PARK 000 000 LOTS 5 & 6



BETHANY CITY COUNCIL

From: Brett Crecelius, Community Development Director
Date: October 7, 2025
Subject: Consider a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30th and N. Wilburn Ave.

BACKGROUND

Attached are the minutes and staff report from the Planning and Zoning Commission meeting of October 2, 2025. Motion was made by Robert Helton, seconded by James Clemmer to recommend approving the preliminary plat request at the SW Corner of NW 30th and N. Wilburn Ave. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmondson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

RECOMMENDATION

1. Recommend approving the preliminary plat request at the SW Corner of NW 30th and N. Wilburn Ave.

ADDITIONAL COMMENTS



MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
OCTOBER 2, 2025

MEMBERS PRESENT:

Justin Peck, Chair
James Clemmer, Vice-Chair
Robert Helton
Steve Marx
Ron Crouch
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT:

Trent Reid
Keith Wright

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 36th St., Bethany, OK 73008 on or before Friday, September 26, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. James Clemmer, Vice-Chair said he made some comments and sent them to staff; and corrections have been made. Motion was made by James Clemmer, seconded by Ron Crouch to approve the September 18, 2025 Planning and Zoning Commission minutes with changes. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- Jennifer Edmonson, Arvel Williams. The motion carried 5 - 0 - 2.

ITEM 1: PC 25-20

Consider a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30th and N. Wilburn Ave.

LEGAL DESCRIPTION: A tract of land located in the West Half of the Southeast Quarter ((W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4); thence South 89°25'47" West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4); thence South 00°06'31" East a distance of 989.12 feet; thence South 89°25'47" West a distance of 527.38 feet; thence North 00°34'13" West a distance of 88.95 feet; thence South 89°25'47" West a distance of 10.95 feet; thence North 00°34'13" West a distance of 25 feet; Thence South 89°25'47" West a distance of 11.53 feet; thence North 00°34'13" West a distance of 25 feet; thence North 89°25'47" East a distance of 22.48 feet; thence North 00°34'13" West a distance of 850 feet to a point on the

North line of said Southeast Quarter (SE/4); thence North 89°25'47" East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning. (ITEM TO BE HEARD BY CITY COUNCIL ON OCTOBER 21, 2025.)

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a preliminary plat at the SW corner of NW 30th and N. Wilburn Ave. The applicant is requesting approval of a preliminary plat to subdivide the property into twelve residential lots. Each lot will be approximately one acre. Water and sewer lines are available. The surrounding lots are zoned R-1, Single Family Residential with a PUD, Planned Unit Development to the south. An aerial photo of property was presented to the Planning Commission. Brett Crecelius, Comm. Dev. Director presented a letter from Teim Design, City's Engineer Firm that states they have reviewed preliminary plat and approved preliminary plat in its form. The nearest sanitary sewer line is on the west side of the property. Our ordinances state that if you are within three hundred feet of a sanitary sewer line you need to connect. All but the top three parcels where they will be building exceed that three hundred feet, so the plan is for septic to go into the top three single family lots noted on preliminary plat. The top three lots will need to seek a variance from the Board of Adjustment in order to adjust that rule. But due to depth of the sanitary sewer and how the lines lie, and the distance the line would have to cover to connect, it would be difficult if not impossible.

Brett Crecelius, Comm. Dev. Director noted the building line and the private easement are there to protect the land on the west half of the lots prohibiting any improvement or fill or building on that half.

Commissioner Williams asked if a perk test has been performed?

Mark Grubbs of Grubbs Consulting LLC, Applicant stated no perk test has been run yet.

Commissioner Helton asked if there will be any modifications to N. Wilburn Ave.

Mark Grubbs of Grubbs Consulting LLC, Applicant stated they will not be making any modifications to N. Wilburn Ave.

Justin Peck, Chair asked about fire hydrants.

Mark Grubbs of Grubbs Consulting LLC, Applicant stated there is a fire hydrant at NW 27th, and at the corner of NW 30th and N. Alexander Ln.

Raquelynn Diaz, Comm. Dev. Associate informed the Planning Commission we received one call, and concern was with the wildlife in the area.

Commissioner Edmonson spoke about the comment on wildlife in the area. She lives to the west of the proposed development. There has been a considerable amount of modification done with the project to the south. With regard to any disruption of wildlife, that has already occurred. Most of the wildlife has already cleared out.

Motion was made by Robert Helton, seconded by James Clemmer to recommend approving the preliminary plat request at the SW Corner of NW 30th and N. Wilburn Ave. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on or before Friday, September 26, 2025 at 4:00 p.m.

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
OCTOBER 2, 2025
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF SEPTEMBER 18, 2025
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING
COMMISSION BUSINESS

ITEM 1: **PC 25-20**

Consider a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30th and N. Wilburn Ave.

LEGAL DESCRIPTION: A tract of land located in the West Half of the Southeast Quarter ((W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4); thence South 89°25'47" West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4); thence South 00°06'31" East a distance of 989.12 feet; thence South 89°25'47" West a distance of 527.38 feet; thence North 00°34'13" West a distance of 88.95 feet; thence South 89°25'47" West a distance of 10.95 feet; thence North 00°34'13" West a distance of 25 feet; Thence South 89°25'47" West a distance of 11.53 feet; thence North 00°34'13" West a distance of 25 feet; thence North 89°25'47" East a distance of 22.48 feet; thence North 00°34'13" West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4); thence North 89°25'47" East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.

ITEM 2: **PC 25-12**

Comprehensive Plan Review – Rockwell zoning discussion.

NEW BUSINESS

ADJOURNMENT UNTIL OCTOBER 16, 2025

City of Bethany
Planning & Zoning Staff Report

October 2nd, 2025

CASE NO: PC 25-20

Request: Consider a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30th and N. Wilburn Ave.

Legal Description: A tract of land located in the West Half of the Southeast Quarter ((W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4); thence South 89°25'47" West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4); thence South 00°06'31" East a distance of 989.12 feet; thence South 89°25'47" West a distance of 527.38 feet; thence North 00°34'13" West a distance of 88.95 feet; thence South 89°25'47" West a distance of 10.95 feet; thence North 00°34'13" West a distance of 25 feet; Thence South 89°25'47" West a distance of 11.53 feet; thence North 00°34'13" West a distance of 25 feet; thence North 89°25'47" East a distance of 22.48 feet; thence North 00°34'13" West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4); thence North 89°25'47" East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.

Current Zoning: Residential One-family (R-1)

Surrounding Zoning:

| Direction | Zoning |
|------------------|---------------|
| North | R-1 |
| South | PUD |
| East | R-1 |
| West | R-1 |

Table 1

| <i>Characteristics</i> | |
|------------------------|------------------------------------|
| <i>Total Area</i> | <i>12.08 acres</i> |
| <i>Number of lots</i> | <i>12</i> |
| <i>Lot size</i> | <i>Slightly less than one acre</i> |
| <i>Water</i> | <i>Existing 12-inch East Side</i> |
| <i>Sewer</i> | <i>Existing 8-inch West Side</i> |

Background:

The applicant is requesting approval of their preliminary plat request from the property located at SW Corner of NW 30th and N. Wilburn Ave. to subdivide the property into 12 residential lots. The surrounding area is primarily zoned R-1, Single-Family Residential. However, to the South is a PUD.

Analysis:

The site encompasses 557,568 square feet (12.8 acres). The applicant is requesting preliminary plat approval to subdivide the property into 12 residential lots. Plans have been submitted for review, and feedback has been provided by city staff and engineers.

An existing public water line is located to the east of the property, and each lot will be provided with a direct connection. Access to the homes will be obtained from Wilburn Avenue, an existing paved street.

The nearest sanitary sewer line is located along the west side of the property. The applicant has stated that extending the sewer across the site, while matching the existing flow line, will not meet minimum design requirements. As a result, if this preliminary plat is approved, the applicant will need to request a variance for the 3 most northern lots from the Board of Adjustment (BOA) from Chapter 154.55, Sanitary Sewers, specifically:

For low-density and single-family residential districts, sanitary sewerage facilities shall be constructed as follows:

(1) The subdivider shall connect with public sanitary sewerage facilities and provide sewers accessible to each lot within the subdivisions.

(2) In minor subdivisions only where a public sanitary sewerage system is not reasonably accessible, the subdivider may install individual sanitary sewerage systems, provided that the systems are approved in writing by the office of the City Engineer and the City-County Health Department.

Furthermore, there will be a private drainage easement with language in the final plat that *prohibits* any type of construction, improvements, dirt work, etc. in the private easement. This will protect the stormwater of the area.

The applicants have created a rear build line that will prohibit structures or improvements on the western "half" of the lots. As well a base elevation will be provided on the final plat where the foundations need to sit when construction happens on the east side of the property.

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

Attachments:

- TEIM Approval Letter
- Zoning Map
- Aerial Photographs
- Water and Sewer Atlases
- Application Documents
- Certified Owners List
- Public Notification



TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

September 19, 2025

To: Brett Crecelius

From: Robbie Williams

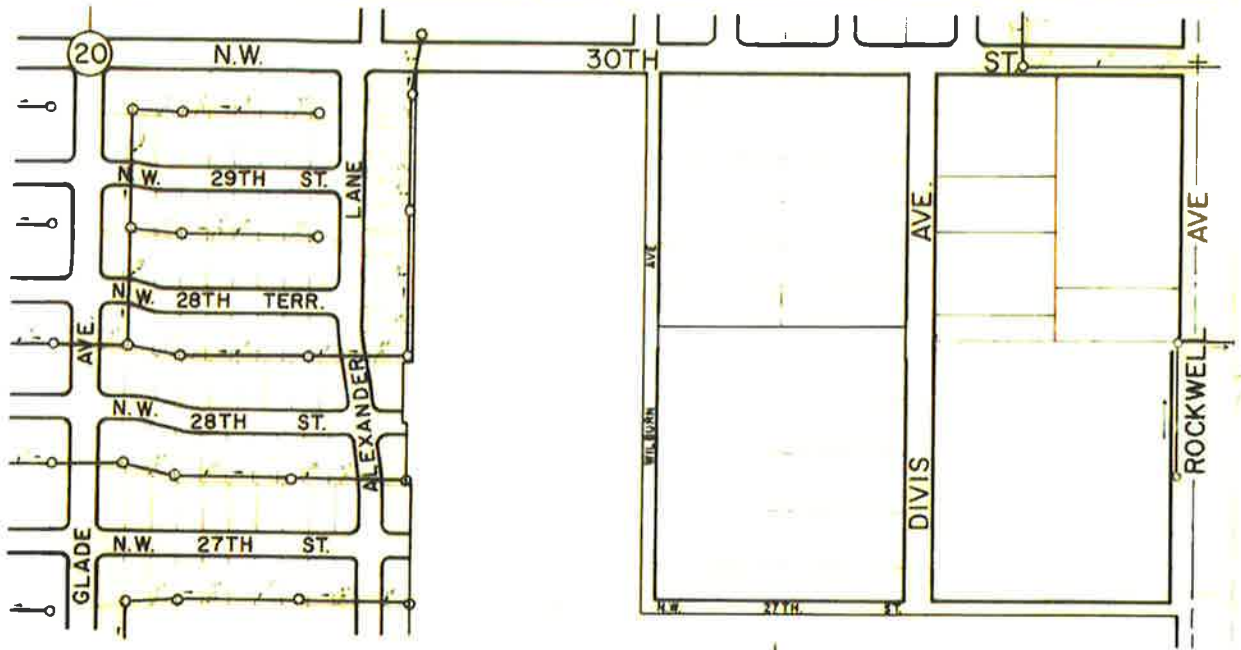
A handwritten signature in blue ink, appearing to read 'RW', positioned to the right of the 'From:' field.

Subject: Wilburn Park
Preliminary Plat

We have reviewed the revised preliminary plat and our comments have been addressed per our meeting September 17, 2025. We recommend the preliminary plat be placed on the planning commission agenda for consideration.

Let me know if you need additional information.





20-3

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 1954, AS AMENDED

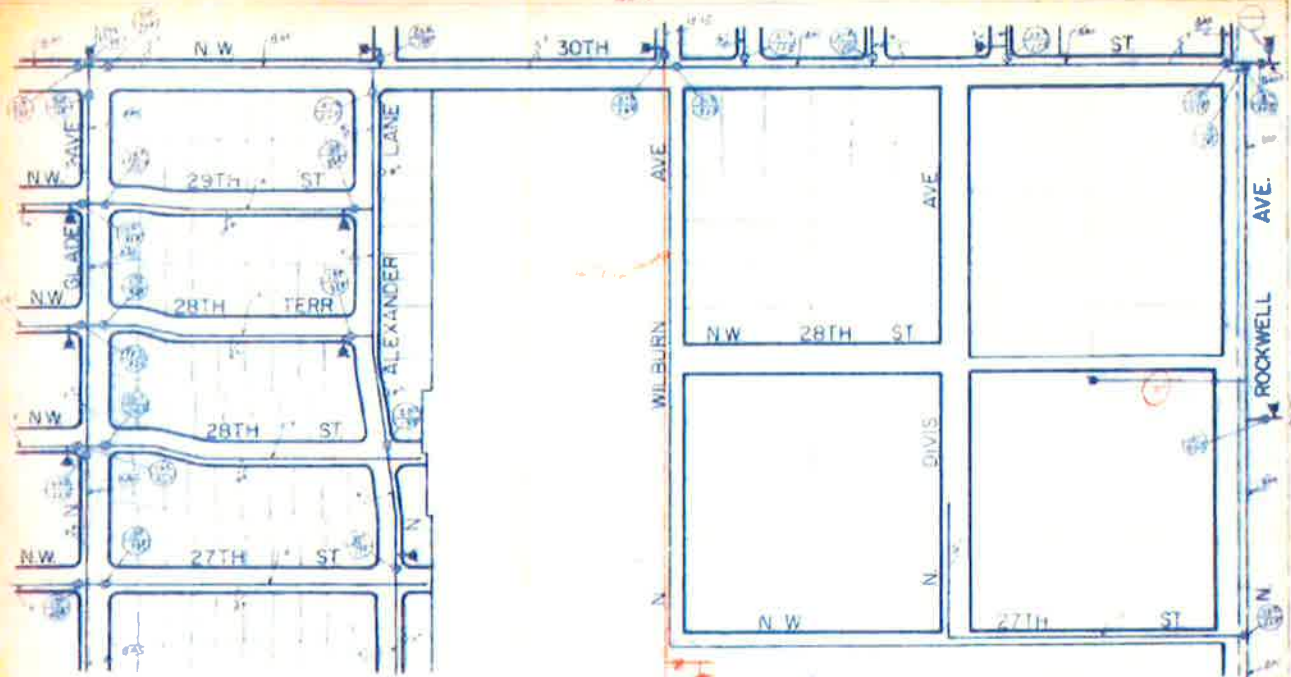
Rev. 2/1/88

20-5

SCALE 1"=200'

20-6

20-7



THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS CHANGED 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 1954, AS AMENDED.

SCALE 1" = 200'

20-6

20-5

SUBDIVISION APPLICATION

Name of proposed subdivision: WILBURN PARK

Location: SW/corner of NW 30th & Wilburn Ave

Legal Description (type here or attach to application): see attached

Part of the SE/4, Sec. 20, T12N, R4W of the Indian Meridian, Oklahoma County

Total area of property: 12.08 acres

Number of lot(s) created: 12

Current Zoning: R-1 Residential One Family

Current Comprehensive Plan designation: _____

Name/Address/Phone/Fax of Engineer: Grubbs Consulting, LLC c/o Mark Grubbs

1800 S. Sara Rd, Yukon, OK 73099 mark.grubbs@gc-okc.com

Name/Address/Phone/Fax of Surveyor: Durham Surveying Inc. c/o Damon Durham

1800 S. Sara Rd, Yukon, OK 73099 ddurham@durhamsurveying.com

Applicant(s) Name (print name): Natalie Hisle

Address: 4311 N Peniel Ave, Bethany OK 73008

Phone # (daytime): _____ Fax #: _____

Applicant(s) Signature:  _____

Property Owner(s) Name (print name): same as above _____

Property Owner(s) Signature: _____

Address: _____

Phone # (daytime): _____

Fax #: _____



September 10, 2025

City of Bethany
Community Development Department
Mr. Brett Crecelius, Director
6700 NW 36th Street
Bethany, OK 73008

RE: Wilburn Park preliminary plat

Dear Mr. Crecelius,

As you know, the pre-development meeting for the proposed preliminary plat of Wilburn Park was held in your office on August 19, 2025. The proposed development will consist of twelve single family lots, maintaining an average lot size of slightly less than one acre. Each lot will have a direct connection to an existing public water line, and will obtain access from Wilburn Avenue, an existing paved local street.

However, during discussion of this project with City staff it was revealed that connection to the public sanitary sewer may not be feasible. The closest public sanitary sewer is adjacent to the property along the west and north boundary. This existing public sanitary sewer is approximately three feet deep. When matching the existing flow line and extending the sanitary sewer across the subject property, the sanitary sewer will not meet minimum depth standards set forth by ODEQ. Therefore, since there is not a feasible way to make the sanitary sewer extension work for the subject site, it is requested that a variance be granted to Chapter 154 Subdivisions, Section 154.55 Sanitary Sewers, of the Bethany Municipal Code, which states that low density and single family residential subdivisions shall connect with public sanitary sewerage facilities and provide sewers accessible to each lot. However, this Section allows for the use of individual sanitary sewerage systems in minor subdivisions where a public sanitary sewerage system is not reasonably accessible.

For this reason, it is hereby requested that the Bethany Planning Commission approve the variance and permit development of the property as proposed.

Respectfully Submitted,



Mark Grubbs, PE
Grubbs Consulting LLC
mark.grubbs@gc-okc.com

cc: Natalie Hisle
Bill Mincey

LEGAL DESCRIPTION

WILBURN PARK

A tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter (SE/4);

thence South 89°25'47" West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4);

thence South 00°06'31" East a distance of 989.12 feet;

thence South 89°25'47" West a distance of 527.38 feet;

thence North 00°34'13" West a distance of 88.95 feet;

thence South 89°25'47" West a distance of 10.95 feet;

thence North 00°34'13" West a distance of 25 feet;

thence South 89°25'47" West a distance of 11.53 feet;

thence North 00°34'13" West a distance of 25 feet;

thence North 89°25'47" East a distance of 22.48 feet;

thence North 00°34'13" West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4);

thence North 89°25'47" East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

SEE ATTACHED LEGAL DESCRIPTION

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (12), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: SEPTEMBER 3, 2025 at 7:30 AM

First American Title Insurance Company



By:
Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2951648-OK99

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

| MAP NUMBER | ACCOUNT NUMBER | NAME | MAILING ADDRESS | CITY | STATE | ZIP CODE | SUB NAME | BLOCK | LOT | LEGAL | LOCATION |
|------------|----------------------|---------------|-------------------|---------|-------|------------|-------------------------|-------|-----|---|-------------------|
| 2878 | R173786690 | HISLE NATALIE | 4311 N PENIEL AVE | BETHANY | OK | 73008-2743 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SE4 SEC 20 12N 4W SE4 NW4 SE4 EX THAT PLTD INTO CARLSON ESTATES & N 1/2 OF NW4 SE4 EX THAT PT PLTD INTO CARLSON ESTATES & NE4 SW4 SE4 EX 2ACRS ON E SIDE & EX THAT PLTD INTO CARLSON ESTATES & EX BEG NE/C LOT 12 BLK 4 CARLSON ESTATES SEC 2 TH E22.48FT S120FT W22.48FT N120FT TO (SEE CONTINUED) | 0 UNKNOWN BETHANY |
| 2878 | R173786690 CONTINUED | | | | | | | | | (CONTINUED) BEG & EX BEG NE/C LOT 2 BLK 6 CARLSON ESTATES 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG & EX BEG 989.12FT S OF NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG (SUBJECT PROPERTY) | |

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

| | | | | | | | | | | | |
|------|------------|---|------------------------|---------|----|----------------|-------------------|-----|-----|--|-----------------------------------|
| 2877 | R171151200 | GOEBEL LAUREN, GOEBEL ANTHONY, GOEBEL KELLY | 3101 N ALEXANDER LN | BETHANY | OK | 73008- 3716 | BRENTMARK 1 | 002 | 001 | BRENTMARK 1 002 001 | 3101 N ALEXANDER LN BETHANY |
| 2877 | R171151210 | LUEVANO JUAN JOSE | 3105 N ALEXANDER LN | BETHANY | OK | 73008- 3716 | BRENTMARK 1 | 002 | 002 | BRENTMARK 1 002 002 | 3105 N ALEXANDER LN BETHANY |
| 2877 | R171151220 | HARTLEIN ALLAN J TRS, HARTLEIN ERLINDA A TRS; HARTLEIN ALLAN & ERLINDA LIV TRUST | 3109 N ALEXANDER LN | BETHANY | OK | 73008 | BRENTMARK 1 | 002 | 003 | BRENTMARK 1 002 003 | 3109 N ALEXANDER LN BETHANY |
| 2877 | R175221035 | OGILBEE JOHN P TRS; OGILBEE JOHN P REV LIV TRUST | 3101 N WILBURN AVE | BETHANY | OK | 73008- 3734 | GROVE ADDITION | 000 | 000 | GROVE ADDITION 000 000 S81FT LOTS 4 & 5 | 3101 N WILBURN AVE BETHANY |
| 2877 | R175221045 | STOCK MICHAEL, MORRISON ANITA MARIE3103 N WILBURN AVE | 3103 N WILBURN AVE | BETHANY | OK | 73008 | GROVE ADDITION | 000 | 000 | GROVE ADDITION 000 000 N79FT LOTS 4 & 5 | 3103 N WILBURN AVE BETHANY |
| 2877 | R175221025 | ROBERTSON JAMES BOYD | 3105 N WILBURN AVE | BETHANY | OK | 73008- 3734 | GROVE ADDITION | 000 | 003 | GROVE ADDITION 000 003 | 3105 N WILBURN AVE BETHANY |

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

| | | | | | | | | | | | |
|------|------------|---|----------------------|---------|----|----------------|-------------------------------|-------|-----|---|---------------------------------|
| 2877 | R173181250 | GOODNER JEFFREY S, SMITH KYONGS | 3111 TIMBER AVE | BETHANY | OK | 73008 | ROCKWELL OAKS | 002 | 000 | ROCKWELL OAKS 002 000 S68FT LOT 20 & N5FT LOT 21 | 3111 N TIMBER AVE BETHANY |
| 2877 | R173181260 | MCLAIN DANAL | 3109 N TIMBER | BETHANY | OK | 73008 | ROCKWELL OAKS | 002 | 000 | ROCKWELL OAKS 002 000 S70FT LOT 21 | 3109 N TIMBER AVE BETHANY |
| 2877 | R173181270 | BREWER WILLIAM | 3105 N TIMBER AVE | BETHANY | OK | 73008- 3831 | ROCKWELL OAKS | 002 | 022 | ROCKWELL OAKS 002 022 | 3105 N TIMBER AVE BETHANY |
| 2877 | R173181280 | VIRAMONTES HUGO CARLOS & ANARELY | 3101 N TIMBER AVE | BETHANY | OK | 73008- 3831 | ROCKWELL OAKS | 002 | 023 | ROCKWELL OAKS 002 023 | 3101 N TIMBER AVE BETHANY |
| 2877 | R173181600 | FARMER RICKY D, FARMER MARJEAN R | 3108 N TIMBER AVE | BETHANY | OK | 73008- 3832 | ROCKWELL OAKS | 004 | 000 | ROCKWELL OAKS 004 000 S55FT LOT 14 & ALL LOT 15 | 3108 N TIMBER AVE BETHANY |
| 2877 | R173181610 | ARROYO EFREN RIVAS, MONTELONGO ACUNA MARIA | 3100 N TIMBER AVE | BETHANY | OK | 73008- 3832 | ROCKWELL OAKS | 004 | 016 | ROCKWELL OAKS 004 016 | 3100 N TIMBER AVE BETHANY |
| 2877 | R173782505 | HARRINGTON DEREK | 7315 NW 30TH ST | BETHANY | OK | 73008- 3746 | UNPLTD PT SEC 20 12N 4W | 000 * | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 855.98FT E & 30FT N OF SW/C NE4 TH E127.48FT N300.72FT W127.48FT S300.72FT TO BEG | 7315 NW 30TH ST BETHANY |

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

| | | | | | | | | | | | | |
|------|------------|---|-------------------------|---------------|----|----------------|-------------------------------|-----|-----|-----|---|-----------------------------------|
| 2877 | R173782515 | HARRIS MEDLAM AMY, MEDLAM NATHANAEAL | 7317 NW 30TH ST | BETHANY | OK | 73008 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 780.98FT E & 30FT N OF SW/C OF NE4 TH E75FT N100FT W75FT S100FT TO BEG & A TR BEG 780.98FT E & 130FT N OF SW/C NE4 TH E75FT N200.72FT W75FT S200.72FT TO BEG | 7317 NW 30TH ST BETHANY |
| 2877 | R173783310 | PALOVIK JAMES STRS; PALOVIK JAMES S TRUST | 3104 N ALEXANDER LN | BETHANY | OK | 73008- 3717 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E & 205.72FT N OF SW/C NE4 TH N125FT E125.33FT S125FT W125.33FT TO BEG | 3104 N ALEXANDER LN BETHANY |
| 2877 | R173783195 | VTL INVESTMENTS LLC | 5401 PAINTED PONY RD | WARR ACRES | OK | 73132- 5826 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | 000 | UNPLTD PT NE4 SEC 20 12N 4W BEG 175FT W OF SE/C SW4 NE4 TH W155FT N370FT E155FT S370FT TO BEG | 7309 NW 30TH ST BETHANY |

| | | | | | | | | | | | |
|------|------------|---|------------------------|---------|----|----------------|-------------------------------|-----|-----|--|-----------------------------------|
| 2877 | R173782520 | MOON PAUL E & LINDA G FAMILY TRUST | 3100 N ALEXANDER LN | BETHANY | OK | 73008- 3717 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E OF SW/C NE4 TH N205.72FT E125.33FT S205.72FT W125.33FT TO BEG EX A STRIP 24.33FT ON W & EX 30FT ON S | 3100 N ALEXANDER LN BETHANY |
| 2877 | R173784000 | RALLS JERRY W & DOROTHY A | 7411 NW 30TH ST | BETHANY | OK | 73008- 3748 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 310.65FT E OF SW/C NE4 TH N265FT E220FT S265FT W220FT TO BEG | 7411 NW 30TH ST BETHANY |
| 2878 | R175471075 | TAPIA CARLOS | 7404 NW 30TH ST | BETHANY | OK | 73008- 3749 | CARLSON ESTATES | 001 | 008 | CARLSON ESTATES 001 008 | 7404 NW 30TH ST BETHANY |
| 2878 | R175471085 | WATERS MICHAEL ALAN TRS; WATERS MICHAEL A TRUST | 7400 NW 30TH ST | BETHANY | OK | 73008- 3749 | CARLSON ESTATES | 001 | 009 | CARLSON ESTATES 001 009 | 7400 NW 30TH ST BETHANY |
| 2878 | R175471095 | GRAYSON EULENE | 7401 NW 29TH ST | BETHANY | OK | 73008- 4509 | CARLSON ESTATES | 001 | 010 | CARLSON ESTATES 001 010 | 7401 NW 29TH ST BETHANY |
| 2878 | R175471105 | HERRERA STEPHANIE ZAVALA ORLANDO AGUILERA | 7405 NW 29TH ST | BETHANY | OK | 73008 | CARLSON ESTATES | 001 | 011 | CARLSON ESTATES 001 011 | 7405 NW 29TH ST BETHANY |
| 2878 | R175471255 | | 7404 NW 29TH ST | BETHANY | OK | 73008 | CARLSON ESTATES | 002 | 008 | CARLSON ESTATES 002 008 | 7404 NW 29TH ST BETHANY |

OWNERSHIP REPORT
 FILE NUMBER 2951648-OK99

| | | | | | | | | | | | |
|------|------------|--|------------------------|------------------|----|----------------|--------------------|-----|-----|----------------------------|-----------------------------------|
| 2878 | R175471265 | PHILLIPS JESSE C & SELENA | 7400 NW 29TH ST | BETHANY | OK | 73008 | CARLSON ESTATES | 002 | 009 | CARLSON ESTATES 002 009 | 7400 NW 29TH ST BETHANY |
| 2878 | R175471275 | MAGRINI CHERYL, NAYLOR LARRY | 2825 MANCHESTER DR | OKLAHOMA CITY | OK | 73120 | CARLSON ESTATES | 002 | 010 | CARLSON ESTATES 002 010 | 7401 NW 28TH TER BETHANY |
| 2878 | R175471285 | BELTRAN RODOLFO ZEPEDA | 7405 NW 28TH TER | BETHANY | OK | 73008- 4507 | CARLSON ESTATES | 002 | 011 | CARLSON ESTATES 002 011 | 7405 NW 28TH TER BETHANY |
| 2878 | R175471425 | ADCOX BILLY DON & SANDRA J | 3801 N RIVERSIDE DR | BETHANY | OK | 73008- 3071 | CARLSON ESTATES | 003 | 007 | CARLSON ESTATES 003 007 | 7408 NW 28TH TER BETHANY |
| 2878 | R175471435 | FREDRICKSON JOANN TRS; FREDRICKSON JOANN REV TRUST | 7404 NW 28TH TER | BETHANY | OK | 73008- 4508 | CARLSON ESTATES | 003 | 008 | CARLSON ESTATES 003 008 | 7404 NW 28TH TER BETHANY |
| 2878 | R175471445 | REEDER PATRICK L & MICHELLE A | 2902 DENVER ST | MUSKOGEE | OK | 74401- 5340 | CARLSON ESTATES | 003 | 009 | CARLSON ESTATES 003 009 | 7400 NW 28TH TER BETHANY |
| 2878 | R175471455 | CLARK CAROL MCCREA | 12504 BLUE SAGE RD | OKLAHOMA CITY | OK | 73120 | CARLSON ESTATES | 004 | 001 | CARLSON ESTATES 004 001 | 3012 ALEXANDER LN BETHANY |
| 2878 | R175471465 | CRYSTAL J & JAMES | 3008 N ALEXANDER LN | BETHANY | OK | 73008 | CARLSON ESTATES | 004 | 002 | CARLSON ESTATES 004 002 | 3008 N ALEXANDER LN BETHANY |
| 2878 | R175471475 | MEDINA VERONICA | 3004 N ALEXANDER LN | BETHANY | OK | 73008- 4516 | CARLSON ESTATES | 004 | 003 | CARLSON ESTATES 004 003 | 3004 N ALEXANDER LN BETHANY |

OWNERSHIP REPORT
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.
DATE PREPARED: SEPTEMBER 9, 2025

| | | | | | | | | | | | |
|------|------------|--|------------------------|------------------|----|----------------|------------------------|-----|-----|--------------------------------|-----------------------------------|
| 2878 | R175471485 | BINGHAM RUBY KATHLEEN SUC TRS, BINGHAM JOE B & RUBY K REV LIV TRUST EFH | 3000 N ALEXANDER LN | BETHANY | OK | 73008- 4516 | CARLSON ESTATES | 004 | 004 | CARLSON ESTATES 004 004 | 3000 N ALEXANDER LN BETHANY |
| 2878 | R175471495 | INVESTMENTS LLC | PO BOX 14786 | OKLAHOMA CITY | OK | 73113 | CARLSON ESTATES | 004 | 005 | CARLSON ESTATES 004 005 | 2936 N ALEXANDER LN BETHANY |
| 2878 | R175471505 | BAILEY MASON EDWARD | 2932 N ALEXANDER LN | BETHANY | OK | 73008 | CARLSON ESTATES | 004 | 006 | CARLSON ESTATES 004 006 | 2932 N ALEXANDER LN BETHANY |
| 2878 | R175471515 | GRAHAM KAREN BROOKS | 2928 N ALEXANDER LN | BETHANY | OK | 73008- 4514 | CARLSON ESTATES | 004 | 007 | CARLSON ESTATES 004 007 | 2928 N ALEXANDER LN BETHANY |
| 2878 | R175471525 | DURANT CASSIDY | 2924 N ALEXANDER LN | BETHANY | OK | 73008- 4514 | CARLSON ESTATES | 004 | 008 | CARLSON ESTATES 004 008 | 2924 N ALEXANDER LN BETHANY |
| 2878 | R175471535 | PEREZ TANYA LIZETH, BASY ELIZABETH C | 2920 N ALEXANDER LN | BETHANY | OK | 73008- 4514 | CARLSON ESTATES | 004 | 009 | CARLSON ESTATES 004 009 | 2920 N ALEXANDER LN BETHANY |
| 2878 | R175471545 | WINDSONG REAL ESTATE LLC | 2224 GRAHAM AVE | OKLAHOMA CITY | OK | 73127 | CARLSON ESTATES | 004 | 010 | CARLSON ESTATES 004 010 | 2916 N ALEXANDER LN BETHANY |
| 2878 | R175471555 | SMITH DEBERIE S | 2912 N ALEXANDER LN | BETHANY | OK | 73008- 4514 | CARLSON ESTATES | 004 | 011 | CARLSON ESTATES 004 011 | 2912 N ALEXANDER LN BETHANY |
| 2878 | R175481010 | BROWN RHONDA A | 2901 N ALEXANDER LN | BETHANY | OK | 73008- 4513 | CARLSON ESTATES 2ND | 003 | 010 | CARLSON ESTATES 2ND 003 010 | 2901 N ALEXANDER LN BETHANY |

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DATE PREPARED: SEPTEMBER 9, 2025

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|------|------------|--|------------------------|---------|----|----------------|------------------------|-----|-----|---|-----------------------------------|
| 2878 | R175481020 | MARTIN CRISTINA NIEVES, MARTIN YASMIN SHIRALI | 7405 NW 28TH ST | BETHANY | OK | 73008- 4505 | CARLSON ESTATES 2ND | 003 | 011 | CARLSON ESTATES 2ND 003 011 | 7405 NW 28TH ST BETHANY |
| 2878 | R175481030 | GRAHAM JUNE A TRS; GRAHAM JUNE A REV TRUST | 7409 NW 28TH ST | BETHANY | OK | 73008- 4505 | CARLSON ESTATES 2ND | 003 | 012 | CARLSON ESTATES 2ND 003 012 | 7409 NW 28TH ST BETHANY |
| 2878 | R175481110 | HAGOOD FLOY I | 2900 N ALEXANDER LN | BETHANY | OK | 73008- 4514 | CARLSON ESTATES 2ND | 004 | 000 | CARLSON ESTATES 2ND 004 000 LOT 12 BLK 4 CARLSON ESTATES SEC 2 PLUS BEG NE/C LOT 12 TH E22.48FT S120FT W22.48FT N120FT TO BEG | 2900 N ALEXANDER LN BETHANY |
| 2878 | R175481190 | MASSEY ALGERITA F | 7408 NW 28TH ST | BETHANY | OK | 73008- 4506 | CARLSON ESTATES 2ND | 005 | 008 | CARLSON ESTATES 2ND 005 008 | 7408 NW 28TH ST BETHANY |
| 2878 | R175481200 | WHITE KRYSTAL H | 7404 NW 28TH ST | BETHANY | OK | 73008- 4506 | CARLSON ESTATES 2ND | 005 | 009 | CARLSON ESTATES 2ND 005 009 | 7404 NW 28TH ST BETHANY |
| 2878 | R175481210 | MARQUEZ JENNIFER, MARQUEZ MARCIANO | 7400 NW 28TH ST | BETHANY | OK | 73008- 4506 | CARLSON ESTATES 2ND | 005 | 010 | CARLSON ESTATES 2ND 005 010 | 7400 NW 28TH ST BETHANY |
| 2878 | R175481220 | WARD BRIAN & URBASHI | 1716 N OAKHILL RD | BETHANY | OK | 73008 | CARLSON ESTATES 2ND | 005 | 011 | CARLSON ESTATES 2ND 005 011 | 7401 NW 27TH ST BETHANY |
| 2878 | R175481230 | BIEGLER MICHAEL | 7405 NW 27TH ST | BETHANY | OK | 73008 | CARLSON ESTATES 2ND | 005 | 012 | CARLSON ESTATES 2ND 005 012 | 7405 NW 27TH ST BETHANY |

OWNERSHIP REPORT
 FILE NUMBER 2951648-OK99

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|------|------------|--|---|----|----------------|------------------------|-----|-----|--------------------------------|-----------------------------------|
| 2878 | R175481240 | LANDERS PAULA JEAN VAZQUEZ DANIEL HERNANDEZ, VAZQUEZ MARIA ESTHER MARQUEZ | 7409 NW 27TH ST BETHANY | OK | 73008- 4503 | CARLSON ESTATES 2ND | 005 | 013 | CARLSON ESTATES 2ND 005 013 | 7409 NW 27TH ST BETHANY |
| 2878 | R175481320 | 2808 N ALEXANDER LN SHANNON MICHAEL R & JENNIFER R | BETHANY | OK | 73008- 4512 | CARLSON ESTATES 2ND | 006 | 001 | CARLSON ESTATES 2ND 006 001 | 2808 N ALEXANDER LN BETHANY |
| 2878 | R175481330 | 2800 N ALEXANDER LN NOWLAN | BETHANY | OK | 73008- 4512 | CARLSON ESTATES 2ND | 006 | 002 | CARLSON ESTATES 2ND 006 002 | 2800 N ALEXANDER LN BETHANY |
| 2878 | R175481420 | ZACHARIAH R & PHILINDA E | 7404 NW 27TH ST BETHANY | OK | 73008- 4504 | CARLSON ESTATES 2ND | 007 | 009 | CARLSON ESTATES 2ND 007 009 | 7404 NW 27TH ST BETHANY |
| 2878 | R175481430 | PREP PROPERTIES LLC | 9905 S PENNSYLVANIA AVE, Unit A OKLAHOMA CITY | OK | 73159 | CARLSON ESTATES 2ND | 007 | 010 | CARLSON ESTATES 2ND 007 010 | 7400 NW 27TH ST BETHANY |
| 2878 | R175481540 | THOMAS RITA JO, LILES TERRI | 7336 NW 27TH ST BETHANY | OK | 73008- 4502 | CARLSON ESTATES 2ND | 008 | 001 | CARLSON ESTATES 2ND 008 001 | 7336 NW 27TH ST BETHANY |
| 2878 | R175481040 | GROSS JEFFERY COLE | 7413 NW 28TH ST BETHANY | OK | 73008 | CARLSON ESTATES 2ND | 3 | 13 | CARLSON ESTATES 2ND 003 013 | 7413 NW 28TH ST BETHANY |
| 2878 | R175481180 | IRIAS LUIS OMAR MENDOZA, SANCHEZ ALONDRA MONTES | 7412 NW 28TH ST BETHANY | OK | 73008 | CARLSON ESTATES 2ND | 5 | 7 | CARLSON ESTATES 2ND 005 007 | 7412 NW 28TH ST BETHANY |
| 2878 | R175021035 | SACKE PROPERTIES LLC | 3441 W MEMORIAL RD STE 3 OKLAHOMA CITY | OK | 73134- 7000 | DIVIS ADDITION | 000 | 004 | DIVIS ADDITION 000 004 | 7212 NW 30TH ST BETHANY |

| | | | | | | | | | | |
|------|------------|---|----------------------------------|----|----------------|-------------------|-----|-----|---------------------------|----------------------------------|
| 2878 | R175021045 | MCCLAFLIN AARON JAY | 7216 NW 30TH ST BETHANY | OK | 73008- | DIVIS ADDITION | 000 | 005 | DIVIS ADDITION 000 005 | 7216 NW 30TH ST BETHANY |
| 2878 | R175021055 | PRENTISS ARLITA JEAN CO TRS, PORTER KITTY JUNENE CO TRS | 7220 NW 30TH ST BETHANY | OK | 73008- 3818 | DIVIS ADDITION | 000 | 006 | DIVIS ADDITION 000 006 | 7220 NW 30TH ST BETHANY |
| 2878 | R175021065 | QUIETT PAUL & ALISA DAWN | 2910 N WILBURN AVE BETHANY | OK | 73008- 4526 | DIVIS ADDITION | 000 | 007 | DIVIS ADDITION 000 007 | 2910 N WILBURN AVE BETHANY |
| 2878 | R175021075 | DE LOERA LOPEZ JOSE MANUEL, LANDEROS ESPARZA ALEJANDRA | 2908 N WILBURN AVE BETHANY | OK | 73008- | DIVIS ADDITION | 000 | 008 | DIVIS ADDITION 000 008 | 2908 N WILBURN AVE BETHANY |
| 2878 | R175021085 | GARCIA DANIEL ALEGRE | 2904 N WILBURN AVE BETHANY | OK | 73008- 4526 | DIVIS ADDITION | 000 | 009 | DIVIS ADDITION 000 009 | 2904 N WILBURN AVE BETHANY |
| 2878 | R175021095 | GILBERTO GERARDO PEREZ, ESCOBAR LESLYE CELESTE ESCOBEDO | 2900 N WILBURN AVE BETHANY | OK | 73008- 4526 | DIVIS ADDITION | 000 | 010 | DIVIS ADDITION 000 010 | 2900 N WILBURN AVE BETHANY |
| 2878 | R175031055 | MONTE SINAI CORP | 7201 NW 27TH ST BETHANY | OK | 73008- 4536 | S A JONES | 001 | 006 | S A JONES 001 006 | 0 UNKNOWN BETHANY |

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OWNERSHIP REPORT
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DATE PREPARED: SEPTEMBER 9, 2025

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|------|------------|--|------------------------|---------|----|----------------|-------------------------------|-----|-----|--|----------------------------------|
| 2878 | R175031065 | MAZARIEGOS ESTEBAN N PEREZ | 2800 N WILBURN AVE | BETHANY | OK | 73008- 4524 | SA JONES | 001 | 007 | SA JONES 001 007 | 2800 N WILBURN AVE BETHANY |
| 2878 | R175031075 | HORTON TERRY J & JULIANA S | 2806 N WILBURN | BETHANY | OK | 73008- | SA JONES | 001 | 008 | SA JONES 001 008 | 2806 N WILBURN AVE BETHANY |
| 2878 | R175031085 | THEPHACHANH SONGKHAM C | 3008 N MCMILLAN | BETHANY | OK | 73008- | SA JONES | 001 | 009 | SA JONES 001 009 | 2816 N WILBURN AVE BETHANY |
| 2878 | R173786695 | VAZQUEZ DANIEL H & MARIA E | 2808 N ALEXANDER LN | BETHANY | OK | 73008- 4512 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG NE/C LOT 2 BLK 6 CARLSON ESTATES SEC 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG | 0 UNKNOWN BETHANY |
| 2878 | R173786601 | GILL BILLY F TRS; GILL BILLY F REV TRUST | 2810 N WILBURN AVE | BETHANY | OK | 73008- 4524 | UNPLTD PT SEC 20 12N 4W | 000 | 000 | UNPLTD PT SE4 SEC 20 12N 4W BEG 132.23FT S OF NW/C OF SW4 OF NE4 OF SE4 TH E327.68FT S132.27FT W327.69FT N132.23FT TO BEG EX W30FT | 2810 N WILBURN AVE BETHANY |

OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

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|------|------------|-----------------------|----------------------|------------------|----|-------------|-------------------------|-----|-----|---|---------|
| 2878 | R173786705 | SARKER CAPITAL LLC | 11501 MARBELLA DR | OKLAHOMA CITY | OK | 73173 4W | UNPLTD PT SEC 20 12N | 000 | 000 | UNPLTD PT SE4 SEC 20 N12N 4W BEG 989.12FT S OF NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG CONT 12.07ACRS MORE OR LESS | UNKNOWN |
|------|------------|-----------------------|----------------------|------------------|----|-------------|-------------------------|-----|-----|---|---------|

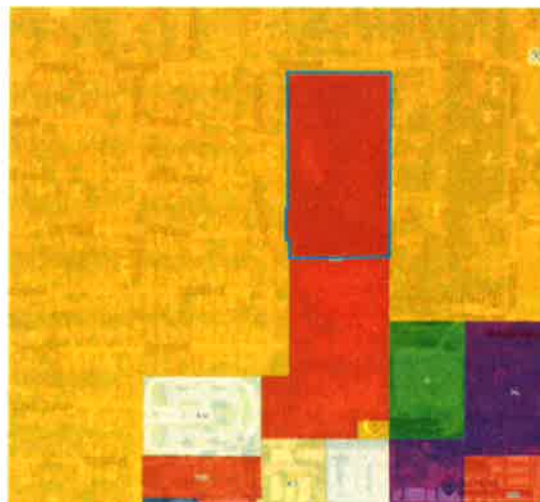
NOTICE OF PUBLIC HEARING

On October 2nd, 2025, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a preliminary plat request from Natalie Hisle, Applicant and Property Owner for property containing 12.08 acres located at the SW Corner of NW 30th & Wilburn Ave.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on October 21st, 2025 at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: A tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4);thence South 89°2514711 West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4); thence South 00°0613111 East a distance of 989.12 feet; thence South 89°2514711 West a distance of 527.38 feet; thence North 00°3411311 West a distance of 88.95 feet; thence South 89°2514711 West a distance of 10.95 feet; thence North 00°3411311 West a distance of 25 feet; thence South 89°2514711 West a distance of 11.53 feet; thence North 00°3411311 West a distance of 25 feet; thence North 89°2514711 East a distance of 22.48 feet; thence North 00°3411311 West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4);thence North 89°2514711 East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.



BETHANY

Oklahoma

Department of Planning & Community Development

NOTICE OF HEARING

PLANNING & ZONING COMMISSION

Dear Property Owner:

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

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

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

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

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF BETHANY

PLAT APPROVAL INFORMATION

A. Platting Proposal

1. Case No.: PC 25-20
2. Location of Property: SW/corner of NW 30th & Wilburn Ave
3. Legal Description: A tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4);thence South 89°2514711 West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4); thence South 00°0613111 East a distance of 989.12 feet; thence South 89°2514711 West a distance of 527.38 feet; thence North 00°3411311 West a distance of 88.95 feet; thence South 89°2514711 West a distance of 10.95 feet; thence North 00°3411311 West a distance of 25 feet; thence South 89°2514711 West a distance of 11.53 feet; thence North 00°3411311 West a distance of 25 feet; thence North 89°2514711 East a distance of 22.48 feet; thence North 00°3411311 West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4);thence North 89°2514711 East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.
4. Name of Applicant: Natalie Hisle
5. Name of Subdivision: Wilburn Park
6. Number of lots proposed: 12
7. Present Zoning: R-1 Residential One Family
8. Preliminary or Final Plat?: Preliminary

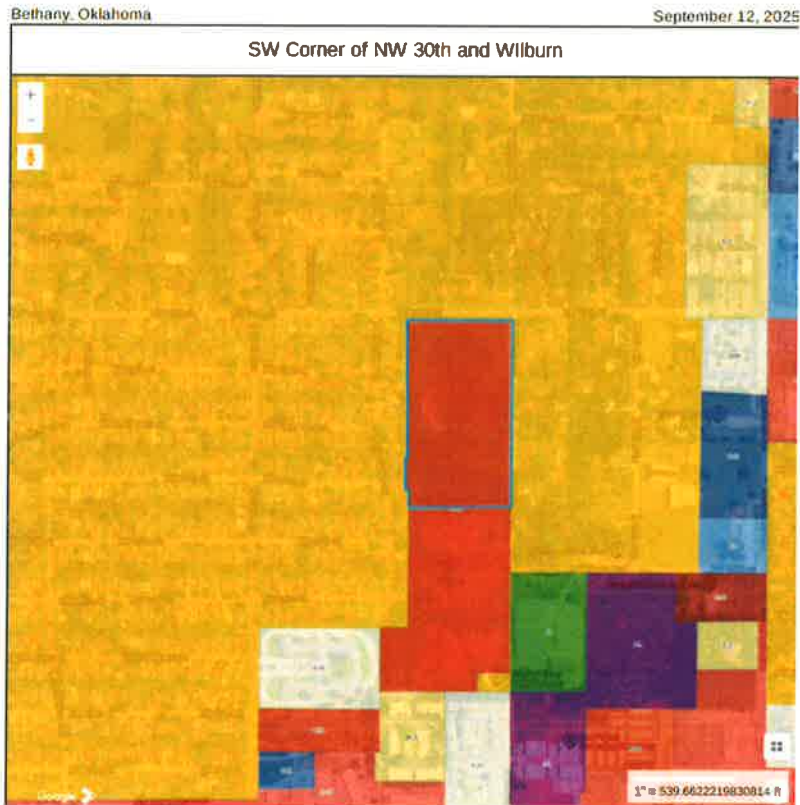
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed plat will be held on October 2nd, 2025, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning this item. The Commission will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.
2. The City Council hearing on the proposed plat will be held on October 21st, 2025 at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the City Council concerning this item. The City Council will vote on whether to approve,

approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

C. Location of Hearings.

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



CITY OF BETHANY

405-789-2146

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

REC#: 01372819 9/11/2025 1:55 PM
OPER: jh TERM: 006
REF#: 4919

TRAN: 540.0000 COMM DEV RECEIPTS
GRUBBS CONSUL-SUB DIVISION
SW CORNER NW 30TH AND WILBURN-
010-39010
MISCELLANEOUS REVEN 1,400.00CR

TENDERED: 1,400.00 CHECK
APPLIED: 1,400.00-

CHANGE: 0.00

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

BETHANY CITY COUNCIL

From: Brett Crecelius, Community Development Director
Date: October 7, 2025
Subject: Consider an ordinance on pressure release valves and back water prevention systems.

BACKGROUND

Attached are the minutes and staff report from the Planning and Zoning Commission meeting of September 18, 2025. Motion was made by Ron Crouch, seconded by Steve Marx to approve the proposed ordinance on pressure release valves and back water prevention systems. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

RECOMMENDATION

1. Recommend approving the proposed ordinance on pressure release valves and back water prevention systems.

ADDITIONAL COMMENTS



ORDINANCE NO. 2083

AN ORDINANCE AMENDING CHAPTER 150 ADDING A NEW SECTION 150.081 SEWER CLEANOUT PRESSURE RELIEF VALVES AND BACKWATER VALVES.

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

SECTION 1. Section 150.081 et seq. is added to the Bethany Code of Ordinances as follows:

150.081 Pressure Release Valves & Backwater Valves

Any person, firm, or corporation who engages in the business of new construction, repair, or connection of a sewer lateral to the public sewer main shall install a backwater valve and sewer cleanout pressure relief valve in the lateral between the building and the public sewer, and it shall be installed on the owner’s property and at a location in the lateral where the sewage will flow to the public sewer by gravity.

SECTION 2. All ordinances in conflict herewith are hereby repealed.

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

MAYOR

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

CITY ATTORNEY

Brett Crecelius, Comm. Dev. Director explained currently our regulations are that any commercial or industrial zone does have the eight-foot fence buffering between a residential zone and the commercial or industrial zone. There is additional buffer space of ten feet distance for every one story that the building is tall.

After some discussion about noise, Brett Crecelius, Comm. Dev. Director stated we do have a noise ordinance and explained how the noise factor is calculated.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

ITEM 2:

PC 25-18

9-18-25
p22

Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

ACTION: Brett Crecelius, Comm. Dev. Director presented the proposed ordinance with the changes from the previous meeting.

After some discussion, motion was made by Ron Crouch, seconded by Steve Marx to approve the proposed ordinance on pressure release valves and back water prevention systems. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Brett, Crecelius, Comm. Dev. Director stated we will bring back the Rockwell item for discussion. Also, Raquelynne Diaz, Comm. Dev. Associate has updated our Zoning Map.

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

CHAIR

DATE

Motion was made by James Clemmer, seconded by Steve Marx to recommend approving the proposed ordinance on hearing procedures for the Planning and Zoning Commission with the following changes:

- 1) G(1)(d): change the word "lengthen" to "alter".
- 2) G(3): change the work "failure" to abstention.

The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Trent Reid, Jennifer Edmonson, Arvel Williamson. NAY- None. ABSTAIN - None. The motion carried unanimously 7 - 0.

ITEM 3: PC 25-18

Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

8.21.25
DJZ
minutes

ACTION: Brett, Crecelius, Comm. Dev. Director presented the ordinance on pressure release valves and back water prevention systems. This is something that was recommended by City Council that we look at pop-off valves and retrofitting drain cleanouts. We did decide to step up the back water prevention to three plus units (in the plumbing code it is four plus units). We added the backwater clause in Section B. Section A is the pop-off cap. He presented photos of each one.

Commissioner Williams asked if this is already a part of the IPC.

Brett Crecelius, Comm. Dev. Director said in working with the City Inspector, it was four plus units commercial and residential units.

Ray Jones, City Attorney said the State is the minimum standard. The municipalities can take more strenuous path.

Commissioner Williams asked if there any reason why this should not apply to single residences.

Brett Crecelius, Comm. Dev. Director stated if the Commission feels we should, that would be an option.

Commissioner Peck asked if we should change "B" to new construction or renovation of commercial and residential properties?

Ray Jones, City Attorney said we could word section with connection to public sewer.

Ray Jones, City Attorney said we need to explore the definition of renovation under IPC. If there is not a definition of renovation, then we need to create a definition.

Commissioner Williams suggested anytime you change the connection to the sanitary sewer that you have to upgrade.

After several comments, Brett Crecelius, Comm. Dev. Director said after hearing the comments, we can produce a new draft of the proposed ordinance and come back to another meeting.

Motion was made by Arvel Williams, seconded by James Clemmer to adjourn. The motion carried unanimously 7 - 0.

BETHANY CITY COUNCIL

From: Elizabeth Gray, City Manager
Date: October 21, 2025
Subject: Approval of Resolution No. 1725 for Project Sponsorship for an ACOG Air Quality Grant Program Application and Maintenance Commitment

BACKGROUND

The Association of Central Oklahoma Governments is accepting applications for the Air Quality Grant program which provides funding for non-motorized transportation opportunities including on and off-road pedestrian and bicycle facilities to enhance mobility. This application is for a trail along the south side of NW 36th from Council to Glade Avenue to provide connection to Eldon Lyon Park, and also sidewalk installation on the north side of NW 36th between the park and Rockwell to complete sidewalk gaps. The funding mechanism allows for up to 80% eligible project costs from ODOT up to \$1 million if the project is selected to move forward, with the remaining funding provided by the project sponsor. This Resolution is required to be included in the application to be considered for further consideration. This item was presented to the Traffic Committee on October 13, 2025 and recommended to be presented to the City Council

RECOMMENDATION

1. Approval of Resolution No. 1725 for Project Sponsorship for an ACOG Air Quality Grant Program Application and Maintenance Commitment.



ADDITIONAL COMMENTS

RESOLUTION NO. 1725

ACOG AIR QUALITY GRANT PROGRAM

A RESOLUTION OF THE COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, REQUESTING THAT THE ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS CONSIDER THE SELECTION OF THE NW 36th STREET TRAIL PROJECT FROM ROCKWELL TO COUNCIL, AS A PROJECT CANDIDATE FOR FEDERAL FUNDING UNDER THE ACOG AIR QUALITY GRANT PROGRAM

Be it remembered that on the 21st day of October, 2025 at a regular meeting of the City Council of the City of Bethany, the following resolution was presented, read, and adopted:

WHEREAS, the ACOG Air Quality Grant Program is funded with Congestion Mitigation and Air Quality (CMAQ) Improvement Program and Carbon Reduction Program (CRP) funds for urbanized areas and have been made available for transportation improvements within the ACOG Metropolitan Planning Organization (MPO) area, and

WHEREAS, The City of Bethany has selected a project described as follows: NW 36th Street Trail from Rockwell to Council, and

WHEREAS, the preliminary estimate of cost is \$1,200,000.00, and Federal participation under the terms of the *Infrastructure Investment and Jobs Act (IIJA)* relating to Transportation Alternatives Program funds is hereby requested for funding 80% of the project cost, which is estimated at \$960,000.00, and

WHEREAS, the City proposes to use city funds as the source of funds for the balance of the project costs, which is estimated at \$420,000.00, and

WHEREAS, no City funds are committed by this action; and

WHEREAS, the City has the required matching funds available and further agrees to deposit matching funds by separate agreement with the Oklahoma Department of Transportation (ODOT) prior to advertising of the project for bid by ODOT; and

WHEREAS, the City agrees to provide for satisfactory maintenance after completion, and to furnish the necessary right-of-way clear and unobstructed, and

WHEREAS, the City agrees, as a condition to receiving any Federal financial assistance from the Department of Transportation, that it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42. U.S.C. 2000d et seq., and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, "Nondiscrimination of Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964", and

WHEREAS, the city assures that no qualified person with a disability shall, solely by reasons of their disability, be excluded from participation in, be denied the benefits of or otherwise be subjected to discrimination under any program or activity administered by the City; and

WHEREAS, the City further understands that acceptance of this resolution by the Association of Central Oklahoma Governments (ACOG) and the Oklahoma Department of Transportation is not a commitment to Federal funding, but only registers the City's interest and intent in participating in the program application process.

NOW, THEREFORE, BE IT RESOLVED:

That ACOG is hereby requested to consider the selection of this project as a candidate for Federal funding, and to submit same to the Oklahoma Transportation Commission for its approval;

That the Oklahoma Transportation Commission is hereby requested to concur in the selection of this project and to submit same to the Federal Highway Administration (FHWA) for its approval.

ADOPTED by the City Council of Bethany and **SIGNED** by the Mayor

this _____ day of _____, 2025.

ATTEST:

City Clerk

Mayor

Approved as to form and legality

City Attorney

| NW 36th Street from Council Road to Rockwell Avenue - Multimodal Trail | | | | | |
|--|--|------|----------|-------------|--------------|
| ITEM NUMBER | TITLE | UNIT | QUANTITY | Unit Price | Total Price |
| 1 | DRIVEWAY REMOVAL/REPLACEMENT | SY | 480.00 | \$100.00 | \$48,000.00 |
| 2 | CONCRETE LOCAL ROADWAY REPLACEMENT | SY | 120.00 | \$100.00 | \$12,000.00 |
| 3 | MULTIMODAL TRAIL (4-INCH CONCRETE WITH 4-INCH AGGREGATE BASE) | LF | 2,450.00 | \$95.00 | \$232,750.00 |
| 4 | SIDEWALK (6 FOOT WIDE x 4-INCH CONCRETE) | LF | 600.00 | 65.00 | \$39,000.00 |
| 5 | TRAFFIC STRIPE (24-INCH SOLID BLACK/WHITE CONTINENTAL CROSSWALK) | LF | 30.00 | 10.00 | \$300.00 |
| 6 | PEDESTRAIN CROSSING SIGN (W11-2)(W16-7PR/PL) | EA | 2.00 | 250.00 | \$500.00 |
| 7 | 54-INCH RCP | LF | 1,000.00 | 335.00 | \$335,000.00 |
| 8 | 60-INCH RCP | LF | 672.00 | 385.00 | \$258,720.00 |
| 9 | GRATED DROP INLET | EA | 3.00 | 15,000.00 | \$45,000.00 |
| 10 | RECONSTRUCT STORM SEWER JUNCTION BOX FOR 60-INCH RCP CONNECTION | EA | 1.00 | 15,000.00 | \$15,000.00 |
| 11 | SOLID SLAB SOD | SY | 4,500.00 | 3.50 | \$15,750.00 |
| 12 | EROSION CONTROL | LSUM | 1.00 | 7,500.00 | \$7,500.00 |
| 13 | MOBILIZATION | LSUM | 1.00 | \$50,000.00 | \$50,000.00 |
| 14 | CONSTRUCTION STAKING | LSUM | 1.00 | \$5,000.00 | \$5,000.00 |
| 15 | CONSTRUCTION SIGNING AND TRAFFIC CONTROL | LSUM | 1.00 | \$20,000.00 | \$20,000.00 |

| | |
|----------------------------|----------------|
| Sub-Total | \$1,084,520.00 |
| Contingency (10%) | \$108,452.00 |
| Three Year Maintenance | \$10,000.00 |
| Total Project Cost Opinion | \$1,202,972.00 |
| Use | \$1,200,000.00 |

80% Federal Funds \$960,000.00

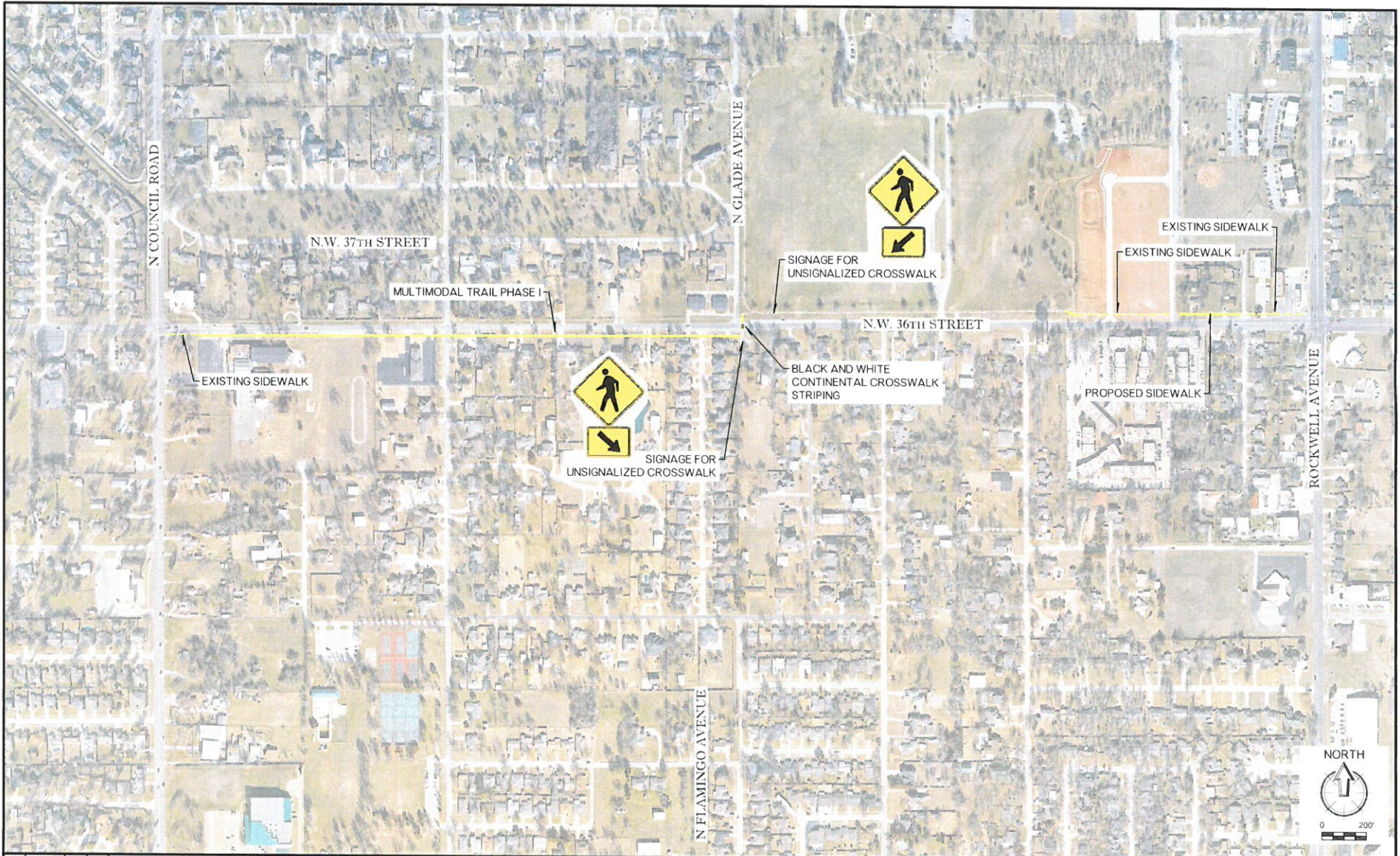
Bethany 20% Local Match \$240,000.00


Bethany - Pre-Construction Service (15%) \$180,000.00

Total Cost Opinion for Bethany \$420,000.00

Note: Bethany Total Cost Opinion does not include purchase of right of way or utility relocations

W:\ET\650216216244 - AOCG\Garamacoco\April 2024\16F_Submittal\Sheet Map.mxd 4/5/2024 10:36:03 AM gibbs



| | | | | | | | | |
|-----|------|------|------|----------------------|---|---|-----------------------|-------------------|
| | | | | SCALE: AS SHOWN |  | CITY OF BETHANY NW 36th STREET FROM COUNCIL ROAD TO 0.5 MILES EAST TO ELDON LYON PARK - MULTIMODAL TRAIL | CIVIL LOCATION MAP | SHEET NO. 0001 |
| | | | | DATE: APRIL 5th 2024 | | | | |
| | | | | CHECKED BY: ROW | | | | |
| REV | DATE | DRWN | CHKD | REMARKS | | | | |

BETHANY CITY COUNCIL

From: Elizabeth Gray, City Manager
Date: October 21, 2025
Subject: Approval of Amendment No. 1 with TLS Group for Traffic Signalization and Pedestrian Improvements for NW 36th and Council (G.O. Bond Proposition 1-C)

BACKGROUND

On August 23, 2022, citizens of Bethany passed General Obligation Bond Proposition 1, that included Proposition 1-C for Traffic Signalization and Pedestrian Improvements for NW 36th and Council.

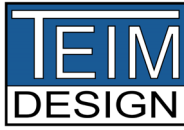
On January 16, 2024, the City of Bethany entered into a contract for engineering and design services with TEIM Design, LLC. Bids were opened on May 16, 2025 and the project was awarded to TLS Group, Inc. in the amount of \$331,113.50. Amendment No. 1 is to reconcile final quantities for the project and results in a deduct of \$9,024.57 for a final contract amount of \$322,088.93.

RECOMMENDATION

1. Approval of Amendment No. 1 with TLS Group, Inc for Traffic Signalization and Pedestrian Improvements for NW 36th and Council (G.O. Bond Proposition 1-C) in the deduct amount of \$9,024.57.

ADDITIONAL COMMENTS





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

October 3, 2025

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

Re: NW 36th Street and Council Road Traffic Signalization and Pedestrian Improvements
G.O. Bond Proposition 1-C
Amendment No. 1

Dear Ms. Gray:

I. AMENDMENT NO. 1 - SCOPE AND JUSTIFICATION

The scope of Amendment No. 1 is to amend the existing bid pay item quantities for the completed work on the project.

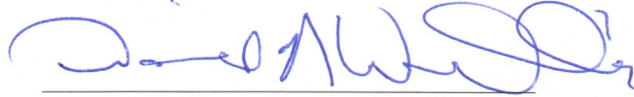
II. COST ESTIMATE

See Attachment A for the cost breakdown for the deduct Amendment No. 1.

| | |
|---------------------------|--------------|
| Original Contract Amount: | \$331,113.50 |
| Amendment No. 1 (Deduct): | (\$9,024.57) |
| Revised Contract Amount: | \$322,088.93 |

The above and foregoing is hereby accepted this 3rd day of October 2025, and the undersigned agrees to perform the work as so indicated in this Amendment No. 1 with said adjustments in the contract sum.

TLS Group, Inc.



Name and Title C.O.O.

The prices shown for the Amendment were established by competitive bidding in the original contract and not subject to the Oklahoma Competitive Bidding Act.



Robbie Williams, P.E.

City Attorney

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

ATTEST:

CITY CLERK

MAYOR

AMENDMENT NO. 1 - ATTACHMENT "A"

| NW 36TH STREET AND COUNCIL ROAD TRAFFIC SIGNALIZATION AND PEDESTRIAN IMPROVEMENT PROJECT | | | TLS GROUP, INC | Over / Under Final Qtys | |
|--|--|-------------|--------------------------------|-------------------------|---------------------|
| Item Number | Title | Unit | UNIT COST | | |
| 4 | AGGREGATE BASE (TYPE A) | CUBIC YARD | \$83.50 | -3.22 | (\$268.87) |
| 5 | CURB AND GUTTER (1FT-8IN) (6IN BARRIER) | LINEAR FOOT | \$41.50 | -2.00 | (\$83.00) |
| 6 | REMOVE AND RELOCATE SIGN | EACH | \$390.00 | -4.00 | (\$1,560.00) |
| 7 | REMOVE SIDEWALK | SQUARE YARD | \$14.00 | 4.00 | \$56.00 |
| 8 | REMOVE CURB AND GUTTER | LINEAR FOOT | \$15.50 | -2.00 | (\$31.00) |
| 10 | 4 INCH CONCRETE SIDEWALK | SQUARE YARD | \$98.50 | -55.00 | (\$5,417.50) |
| 11 | TACTILE MARKERS/TRUNCATED DOMES | SQUARE FOOT | \$41.50 | -26.00 | (\$1,079.00) |
| 13 | SOLID SLAB SODDING | SQUARE YARD | \$5.10 | -54.00 | (\$275.40) |
| 14 | 2" PVC SCH. 40 PLASTIC CONDUIT TRENCHED | LINEAR FOOT | \$19.50 | -40.00 | (\$780.00) |
| 15 | 3" PVC SCH. 40 PLASTIC CONDUIT BORED | LINEAR FOOT | \$40.00 | 14.00 | \$560.00 |
| 16 | 3" PVC SCH. 40 PLASTIC CONDUIT TRENCHED | LINEAR FOOT | \$45.00 | -25.00 | (\$1,125.00) |
| 18 | STRUCTURAL CONCRETE | CUBIC YARD | \$1,800.00 | -0.30 | (\$540.00) |
| 24 | 1/C NO.10 ELECT.COND. | LINEAR FOOT | \$2.20 | -40.00 | (\$88.00) |
| 32 | 5/C TRAFFIC SIGNAL ELECTRICAL CABLE | LINEAR FOOT | \$5.00 | -23.00 | (\$115.00) |
| 33 | 7/C TRAFFIC SIGNAL ELECTRICAL CABLE | LINEAR FOOT | \$7.00 | -215.00 | (\$1,505.00) |
| 34 | 21/C TRAFFIC SIGNAL ELECTRICAL CABLE | LINEAR FOOT | \$12.00 | 220.00 | \$2,640.00 |
| 35 | 2/C SHIELDED LOOP DETECTOR LEAD-IN CABLE | LINEAR FOOT | \$2.30 | -140.00 | (\$322.00) |
| 37 | E.P.S. OPTICAL DETECTOR CABLE | LINEAR FOOT | \$4.70 | 200.00 | \$940.00 |
| 40 | TRAFFIC STRIPE (MULTI-POLY.)(24" WIDE) | LINEAR FOOT | \$28.00 | -110.00 | (\$3,080.00) |
| 41 | PAVEMENT MRKNG.REMOVAL(TRAF.STRP) | LINEAR FOOT | \$2.20 | 1386.00 | \$3,049.20 |
| | | | Amendment No. 1 Deduct: | | (\$9,024.57) |

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

AGENDA: 10/21/2025
ITEM: 14 (A)

Revenues

| | 2025-2026 Annual Budget | September Revenues | Year to Date Revenue | Year to Date Percentage of Budget | Budget Remaining |
|--|------------------------------------|-------------------------------|---------------------------------|--|-----------------------------|
| SALES TAX 82.5% DEDICATED | 4,894,156.00 | 434,923.00 | 1,307,465.00 | 26.71% | 3,586,691.00 |
| USE TAX REVENUE | 1,599,353.00 | 136,343.00 | 370,090.00 | 23.14% | 1,229,263.00 |
| HOTEL TAX REVENUE | 57,113.00 | 2,049.00 | 4,247.00 | 7.44% | 52,866.00 |
| CABLE FRANCHISE TAX REVENUE | 94,472.00 | 0.00 | 22,653.00 | 23.98% | 71,819.00 |
| PHONE FRANCHISE TAX REVENUE | 7,820.00 | 2.00 | 1,582.00 | 20.23% | 6,238.00 |
| UTILITY FRANCHISE TAX REVENUE | 686,207.00 | 79,044.00 | 220,129.00 | 32.08% | 466,078.00 |
| OCCUPATIONAL LICENSE REVENUE | 37,821.00 | 2,315.00 | 12,993.00 | 34.35% | 24,828.00 |
| BUILDING PERMIT REVENUE | 30,559.00 | 3,240.00 | 8,849.00 | 28.96% | 21,710.00 |
| INSPECTION PERMIT REVENUE | 35,581.00 | 1,987.00 | 5,028.00 | 14.13% | 30,553.00 |
| ZONING PERMITS | 1,043.00 | 0.00 | 0.00 | 0.00% | 1,043.00 |
| ANIMAL LICENSE REVENUE | 0.00 | 335.00 | 735.00 | 0.00% | -735.00 |
| ABATEMENT REVENUE | 0.00 | 121.00 | 1,677.00 | 0.00% | -1,677.00 |
| MOTOR FUEL TAX REVENUE | 48,065.00 | 0.00 | 0.00 | 0.00% | 48,065.00 |
| COMMERCIAL VEH TAX REVENUE | 131,772.00 | 12,647.00 | 29,412.00 | 22.32% | 102,360.00 |
| CIGARETTE TAX REVENUE | 14,508.00 | 3,481.00 | 10,173.00 | 70.12% | 4,335.00 |
| ALCOHOL BEVERAGE TAX REVENUE | 50,669.00 | 5,008.00 | 14,743.00 | 29.10% | 35,926.00 |
| ACCOUNTING SERVICE REVENUE | 39,600.00 | 0.00 | 2,200.00 | 5.56% | 37,400.00 |
| EMERGENCY MEDICAL CALL SVC FEE | 280,831.00 | 23,674.00 | 70,711.00 | 25.18% | 210,120.00 |
| STORMWATER COMPLIANCE FEE | 324,218.00 | 27,393.00 | 82,102.00 | 25.32% | 242,116.00 |
| CEMETARY LOT SALES REVENUE | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| MINERAL RIGHTS & ROYALTIES REV | 12,732.00 | 1,594.00 | 5,715.00 | 44.89% | 7,017.00 |
| POLICE FINES & COURT COST REV | 683,155.00 | 50,861.00 | 139,677.00 | 20.45% | 543,478.00 |
| INTEREST INCOME | 42,403.00 | 0.00 | 3,969.00 | 9.36% | 38,434.00 |
| MISCELLANEOUS REVENUE | 160,716.00 | 3,345.00 | 18,550.00 | 11.54% | 142,166.00 |
| REIMBURSEMENT REVENUE | 2,491.00 | 0.00 | 477.00 | 19.15% | 2,014.00 |
| CREDIT CARD FEES | 108,352.00 | 9,500.00 | 28,259.00 | 26.08% | 80,093.00 |
| GRANT REVENUE | 4,000.00 | 0.00 | 0.00 | 0.00% | 4,000.00 |
| SALE OF ASSETS | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| SETTLEMENT PROCEEDS | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| ECONOMIC DEV PROMO & EVENT RE | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| OMAG REFUNDS | 20,096.00 | 4,268.00 | 18,427.00 | 91.69% | 1,669.00 |
| Total Revenues | 9,367,733.00 | 802,130.00 | 2,379,863.00 | 25.40% | 6,987,870.00 |
| Transfers In | 2,825,000.00 | 216,667.00 | 650,000.00 | 23.01% | 2,175,000.00 |
| Total Revenues and Transfers In | 12,192,733.00 | 1,018,797.00 | 3,029,863.00 | 24.85% | 9,162,870.00 |

Expenses

| | 2025-2026 Annual Budget | September Expenses | Year to Date Expenses | Year to Date Percentage of Budget | Budget Remaining |
|---|------------------------------------|-------------------------------|----------------------------------|--|-----------------------------|
| 01.0-MANAGEMENT | 999,798.00 | 53,351.00 | 206,815.00 | 20.69% | 792,983.00 |
| 02.0-FINANCE | 438,258.00 | 25,056.00 | 79,507.00 | 18.14% | 358,751.00 |
| 03.0-MUNICIPAL COURT | 575,617.00 | 37,143.00 | 114,839.00 | 19.95% | 460,778.00 |
| 04.0-ENGINEERING | 190,000.00 | 9,274.00 | 48,986.00 | 25.78% | 141,014.00 |
| 05.0-POLICE | 5,309,879.00 | 334,772.00 | 1,280,082.00 | 24.11% | 4,029,797.00 |
| 06.0-FIRE | 3,157,030.00 | 198,421.00 | 765,321.00 | 24.24% | 2,391,709.00 |
| 07.0-COMMUNITY DEV | 674,200.00 | 74,387.00 | 166,342.00 | 24.67% | 507,858.00 |
| 08.1-PW ADMIN | 176,440.00 | 11,805.00 | 39,600.00 | 22.44% | 136,840.00 |
| 08.2-STREETS | 842,952.00 | 38,989.00 | 182,975.00 | 21.71% | 659,977.00 |
| 08.4-FLEET MAINT | 102,346.00 | 8,318.00 | 21,819.00 | 21.32% | 80,527.00 |
| 08.5-PARKS | 540,194.00 | 37,209.00 | 135,983.00 | 25.17% | 404,211.00 |
| 98.0-CONTINGENCY | 411,395.00 | 0.00 | 0.00 | 0.00% | 411,395.00 |
| TOTAL EXPENDITURES | 13,418,109.00 | 828,725.00 | 3,042,269.00 | 22.67% | 10,375,840.00 |
| Transfers Out | 66,000.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Total Expenses and Transfers Out | 13,484,109.00 | 828,725.00 | 3,042,269.00 | 22.56% | 10,375,840.00 |
| Revenues over (under) expenses | -1,291,376.00 | 190,072.00 | -12,406.00 | 0.96% | -1,212,970.00 |

Bethany Public Works Authority
Statement of Revenues and Expenses
September 2025

Revenues

| | 2025-2026 Annual Budget | September Revenues | Year to Date Revenue | Year to Date Percentage of Budget | Budget Remaining |
|--|------------------------------------|-------------------------------|---------------------------------|--|-----------------------------|
| RESIDENTIAL PENALTY REVENUE | 174,345.00 | 11,909.00 | 47,838.00 | 27.44% | 126,507.00 |
| COMMERCIAL PENALTY REVENUE | 38,271.00 | 2,359.00 | 5,933.00 | 15.50% | 32,338.00 |
| SOLID WASTE REVENUE | 3,004,190.00 | 265,733.00 | 783,139.00 | 26.07% | 2,221,051.00 |
| WATER REVENUE | 5,337,197.00 | 402,106.00 | 1,208,712.00 | 22.65% | 4,128,485.00 |
| WATER TAP REVENUE | 5,472.00 | 0.00 | 375.00 | 6.85% | 5,097.00 |
| SEWER REVENUE | 4,109,765.00 | 348,122.00 | 1,034,995.00 | 25.18% | 3,074,770.00 |
| SEWER TAP REVENUE | 360.00 | 0.00 | 100.00 | 27.78% | 260.00 |
| INTEREST INCOME | 340,476.00 | 0.00 | 26,425.00 | 7.76% | 314,051.00 |
| LEASE REVENUE | 199,231.00 | 15,210.00 | 30,420.00 | 15.27% | 168,811.00 |
| SCRAP METAL REVENUE | 0.00 | 0.00 | 253.00 | 0.00% | -253.00 |
| GRANT REVENUE | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| MISCELLANEOUS REVENUE | 3,660.00 | 146,352.00 | 146,352.00 | 0.00% | -142,692.00 |
| *** TOTAL REVENUE *** | 13,212,967.00 | 1,191,791.00 | 3,284,542.00 | 24.86% | 9,928,425.00 |
| Total Revenues and Transfers In | 13,212,967.00 | 1,191,791.00 | 3,284,542.00 | 24.86% | 9,928,425.00 |

Expenses

| | 2025-2026 Annual Budget | September Expenses | Year to Date Expenses | Year to Date Percentage of Budget | Budget Remaining |
|--|------------------------------------|-------------------------------|----------------------------------|--|-----------------------------|
| 02.0-BPWA FINANCE | 658,933.00 | 36,844.00 | 114,668.00 | 17.40% | 544,265.00 |
| 08.1-BPWA ADMIN | 194,012.00 | 12,590.00 | 41,535.00 | 21.41% | 152,477.00 |
| 08.3-BPWA SANITATION | 2,215,382.00 | 114,978.00 | 322,986.00 | 14.58% | 1,892,396.00 |
| 08.4-BPWA FLEET MAINT | 82,821.00 | 2,973.00 | 14,776.00 | 17.84% | 68,045.00 |
| 12.0-BPWA WATER PLANT | 2,451,883.00 | 107,605.00 | 424,958.00 | 17.33% | 2,026,925.00 |
| 12.1-BPWA WATER LINE | 882,005.00 | 35,550.00 | 80,219.00 | 9.10% | 801,786.00 |
| 12.2-BPWA SEWER LINE | 2,794,274.00 | 313,386.00 | 700,009.00 | 25.05% | 2,094,265.00 |
| 97.0-DEBT SERVICE INTEREST EXP | 587,520.00 | 6,149.00 | 31,000.00 | 5.28% | 556,520.00 |
| 98.0-CONTINGENCY | 250,000.00 | 0.00 | 0.00 | 0.00% | 250,000.00 |
| 99.0-TRANSFERS OUT | 2,600,000.00 | 216,667.00 | 650,001.00 | 25.00% | 1,949,999.00 |
| Total Expenses and Transfers Out | 12,716,830.00 | 846,742.00 | 2,380,152.00 | 18.72% | 10,336,678.00 |
| DEBT SERVICE PRINCIPAL | 1,294,190.00 | 83,333.00 | 401,060.00 | 30.99% | 893,130.00 |
| Revenues over (under) Expenses/Debt Service | -798,053.00 | 261,716.00 | 503,330.00 | -63.07% | -1,301,383.00 |

City of Bethany
Capital Improvement Fund
September 2025

Revenues

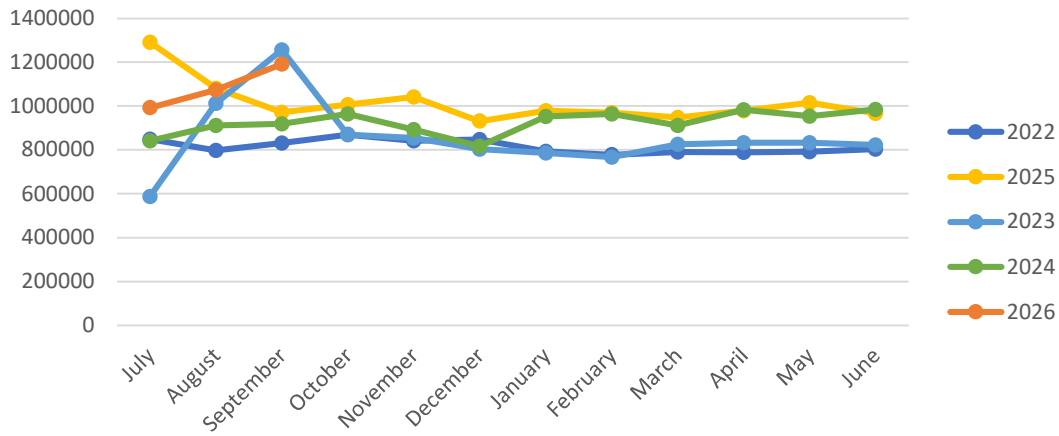
| | 2024-2025 Annual Budget | September Revenue | Year to Date Revenue | Year to Date Percentage of Budget | Budget Remaining |
|---------------------------|------------------------------------|------------------------------|---------------------------------|--|-----------------------------|
| SALES TAX 17.5% DEDICATED | 1,057,987.00 | 92,255.00 | 277,340.00 | 26.21% | 780,647.00 |
| INTEREST REVENUE | 0.00 | 0.00 | 1,620.00 | 0.00% | -1,620.00 |
| TRANSFER FROM GF | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| MISCELLANEOUS REVENUE | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| GRANT REVENUE | 571,000.00 | 0.00 | 0.00 | 0.00% | 571,000.00 |
| Total Revenue | 1,628,987.00 | 92,255.00 | 278,960.00 | 17.12% | 1,350,027.00 |

Expenses

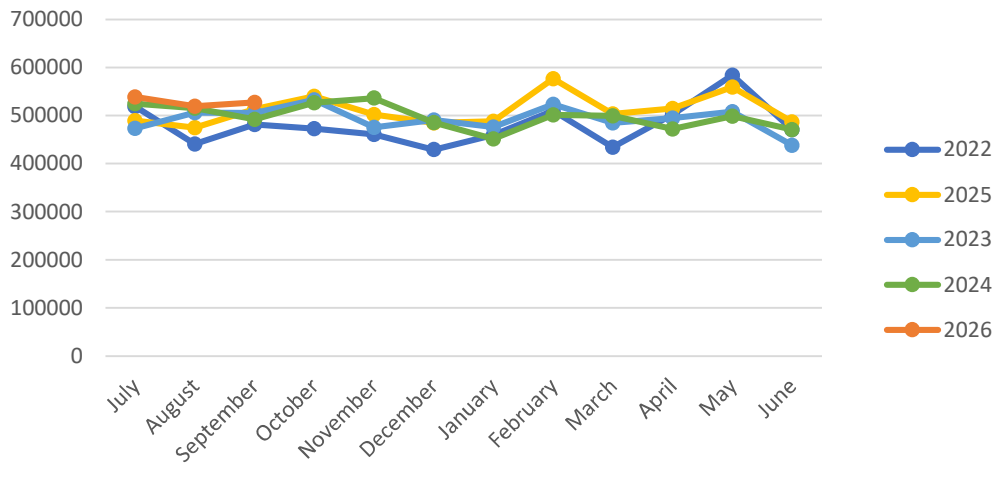
| | 2024-2025 Annual Budget | September Expenses | Year to Date Expenses | Year to Date Percentage of Budget | Budget Remaining |
|-------------------------------|------------------------------------|-------------------------------|----------------------------------|--|-----------------------------|
| Capital Projects | | | | | |
| CDBG GRANT MATCH | 275,000.00 | 5,410.00 | 64,269.00 | 23.37% | 210,731.00 |
| FIRE TRUCK LEASE PAYMENT | 84,084.00 | 0.00 | 84,084.00 | 100.00% | 0.00 |
| CITY HALL HVAC REPLACEMENT | 25,000.00 | 0.00 | 0.00 | 0.00% | 25,000.00 |
| 25TH AND SHANNON LIFT STATION | 61,646.00 | 7,308.00 | 8,048.00 | 13.06% | 53,598.00 |
| STREETS DUMP TRUCK | 155,000.00 | 0.00 | 0.00 | 0.00% | 155,000.00 |
| SEWER POP-OFF VALVE PROG. | 50,000.00 | 0.00 | 0.00 | 0.00% | 50,000.00 |
| FIRE TRAINING CENTER | 300,000.00 | 1,291.00 | 8,904.00 | 2.97% | 291,096.00 |
| STREETS SALT/SAND SPREADER | 50,000.00 | 0.00 | 0.00 | 0.00% | 50,000.00 |
| SCADA PROJECT | 357,143.00 | 0.00 | 0.00 | 0.00% | 357,143.00 |
| CEMETERY FENCE | 68,000.00 | 0.00 | 0.00 | 0.00% | 68,000.00 |
| STREETS 1/2 TON TRUCK | 35,000.00 | 0.00 | 0.00 | 0.00% | 35,000.00 |
| PD HVAC | 20,272.00 | 0.00 | 0.00 | 0.00% | 20,272.00 |
| STREETS SNOW PLOW | 18,000.00 | 0.00 | 0.00 | 0.00% | 18,000.00 |
| MUN. COURT HVAC REPLACEMENT | 20,000.00 | 0.00 | 0.00 | 0.00% | 20,000.00 |
| STREETS OVERHEAD DOOR | 6,000.00 | 0.00 | 0.00 | 0.00% | 6,000.00 |
| ANIMAL CONTROL TRUCK | 44,728.00 | 0.00 | 0.00 | 0.00% | 44,728.00 |
| Total Capital Projects | 1,569,873.00 | 14,009.00 | 165,305.00 | 10.53% | 1,404,568.00 |

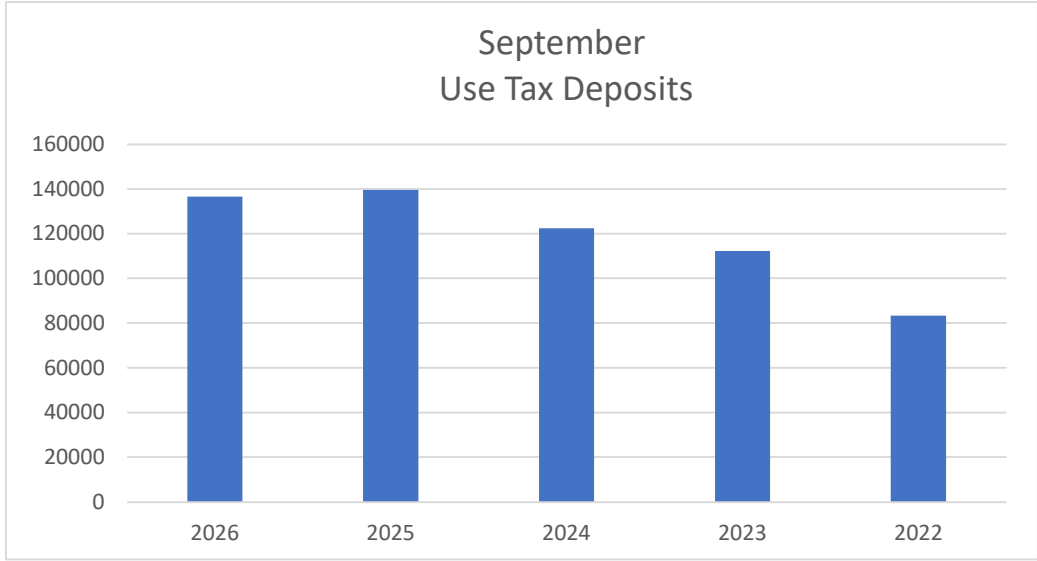
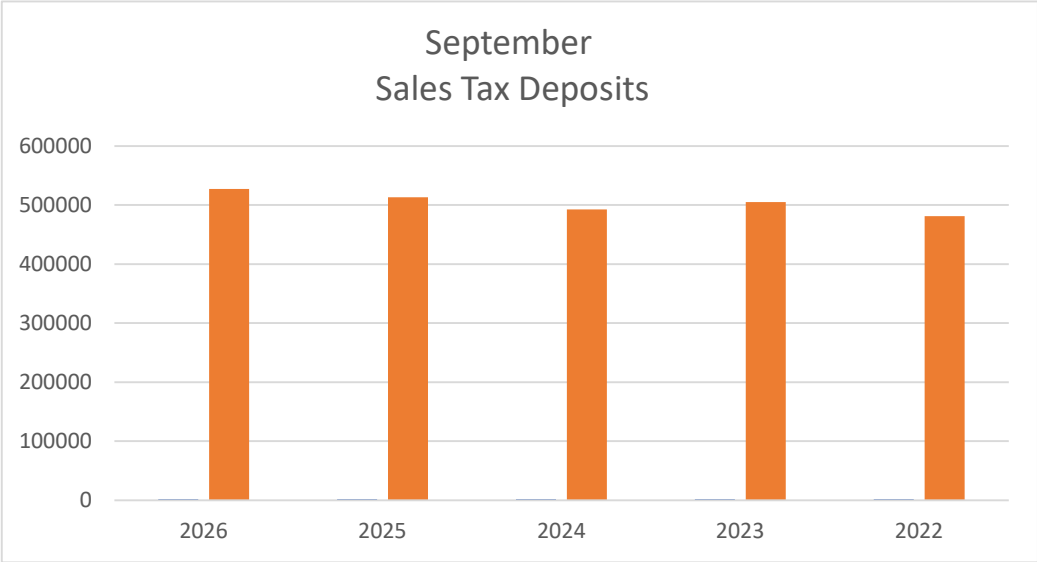
| | | | | | |
|---------------------------------------|------------------|------------------|-------------------|----------------|-------------------|
| Revenues Over (under) Expenses | 59,114.00 | 78,246.00 | 113,655.00 | 192.26% | -54,541.00 |
|---------------------------------------|------------------|------------------|-------------------|----------------|-------------------|

Public Works Authority Monthly Income



Monthly Sales Tax Income





Bethany/Warr Acres Public Works Authority
Financial Statement Summary
Year-To-Date for the Period Ending September 30, 2025

| | BUDGET | ACTUAL | 25.00% OF BUDGET |
|--|--------------------|--------------------|---------------------|
| BEGINNING FUND BALANCE | \$2,357,608 | \$2,357,608 | |
| REVENUES | \$4,675,000 | \$1,125,443 | 24.07% |
| EXPENDITURES | -\$3,900,561 | -\$1,051,439 | 26.96% |
| REVENUES OVER (UNDER) EXPENDITURES | \$3,132,047 | \$2,431,612 | |
| TRANSFERS IN | \$0 | \$0 | |
| TRANSFERS OUT | \$0 | \$0 | |
| NET OTHER | \$0 | \$0 | |
| INCREASE (DECREASE) TO BEGINNING FUND BALANCE | \$774,439 | \$74,004 | |
| ENDING FUND BALANCE (BEFORE BUDGETED RESERVE) | \$3,132,047 | \$2,431,612 | |
| BUDGETED RESERVE | \$0 | \$0 | |
| ENDING FUND BALANCE | \$3,132,047 | \$2,431,612 | |
| ENDING BALANCE AS A PERCENTAGE OF ANNUAL REVENUES | 67.00% | 52.01% | |

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

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

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

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

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

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

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

NOTICE: On Thursday, October 2nd 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, OCTOBER 7, 2025

6:30 P.M.

| | | |
|------------------|------------------|----------------------|
| MEMBERS PRESENT: | Amanda Sandoval | Chairman |
| | Peter Plank | Vice-Chairman |
| | Chris Powell | Trustee |
| | Aja Triana | Trustee |
| | Kathy Larsen | Trustee |
| | Chandra Ford | Trustee |
| | Brian Magirowsky | Trustee |
| MEMBERS ABSENT: | Burt Falkner | Trustee |
| | Ken Smart | Trustee |
| OTHERS PRESENT: | Elizabeth Gray | City Manager |
| | Ray Jones | City Attorney |
| | Michael Vaughn | City Clerk/Treasurer |
| | Lesa LaMar | Deputy City Clerk |
| | Jack Stewart | State Senator |
| | (See Roster) | |

Chairman Sandoval called the Bethany Public Works Authority meeting to order at 7:23 P.M.

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

- A. APPROVAL OF MINUTES FROM SEPTEMBER 16, 2025, REGULAR MEETING.**
- B. APPROVAL OF CLAIMS: THESE CLAIMS HAVE BEEN FOUND TO BE IN ORDER BY STAFF AND PROPER AS TO FORM AND PROCEDURE AND ARE RECOMMENDED FOR PAYMENT. A COPY OF THE CLAIMS LIST IS INCLUDED IN THE AGENDA PACKET.**

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

ITEM NO. 2 on the agenda was **DISCUSSION AND POSSIBLE ACTION TO APPROVE BREWER CONSTRUCTION OKLAHOMA, LLC INVOICE NO. 2 IN THE AMOUNT OF \$69,978.43 FOR CDBG WATERLINE REPLACEMENT PROJECT- NW 32ND STREET/N HOLLOWAY AND N MUELLER AVENUE. (ELIZABETH GRAY, CITY MANAGER)**

A motion was made by Trustee Triana, seconded by Trustee Larsen to approve Brewer Construction Oklahoma, LLC Invoice No. 2 in the amount of \$69,978.43 for CDBG Waterline Replacement Project-NW 32nd Street/N Holloway and N Mueller Ave. Yes votes: Ford, Sandoval, Larsen, Powell, Triana, Plank, Magirowsky. No votes: None. Motion approved.

ITEM NO. 3 on the agenda was **NEW BUSINESS (AS DEFINED BY THE OKLAHOMA OPEN MEETING ACT § 311 (A) (9) AS “MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE REASONABLY BEEN FORESEEN PRIOR TO THE TIME OF POSTING THE AGENDA”)**.

None

ITEM NO. 4 on the agenda was **ADJOURN UNTIL OCTOBER 21, 2025.**

Chairman Sandoval adjourned the Bethany Public Works Authority meeting at 7:24 P.M. until October 21, 2025.

SECRETARY

CHAIRMAN

BETHANY PUBLIC WORKS AUTHORITY

From: Michael Vaughn, Finance Director
Date: October 16, 2025
Subject: Claims list for the 10/21/2025 Bethany Public Works Authority Meeting

BETHANY PUBLIC WORKS AUTHORITY

| FUND | AMOUNT |
|--------------------------------|----------------------|
| Bethany Public Works Authority | \$ 405,039.69 |
| TOTAL | \$ 405,039.69 |

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

| FUND | AMOUNT |
|--------------------------------|------------------------|
| General Operations Fund | \$ 1,380,432.86 |
| Bethany Public Works Authority | \$ 405,039.69 |
| Bethany Hospital Trust | \$ - |
| Bethany Development Authority | \$ - |
| TOTAL | \$ 1,785,472.55 |

RECOMMENDATION

1. Approve claims as presented.



| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|---------------------------------------|-----------|----------------------------|----------------------------|---------|-------------------|-----------|
| DEPARTMENT: N/A NON-DEPARTMENTAL | | | | | | |
| 26-54507 | 10-3436 | BANCFIRST | 2013 REVENUE NOTE | 10/2025 | 20251101 | 83,333.33 |
| DEPARTMENT TOTAL: | | | | | | 83,333.33 |
| DEPARTMENT: 02.0 FINANCE | | | | | | |
| 26-55075 | 10-005321 | AMAZON CAPITAL SERVICES, | INTONER, EPSON PAD, COFFEE | 10/2025 | 0392250 | 71.41 |
| 26-55122 | 10-005321 | AMAZON CAPITAL SERVICES, | INMARTHA TONER/FLASHLIGHT | 10/2025 | 4894616 | 61.99 |
| 26-54229 | 10-005702 | TPS TECHNICAL PROGRAMMING | UTILITY BILL PRINTING | 10/2025 | 122040 | 2,744.31 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 1,139.00 |
| 26-55017 | 10-1288 | ROSE STATE COLLEGE | ADAMS CLASS D | 10/2025 | 1011838 | 243.00 |
| 26-55019 | 10-1288 | ROSE STATE COLLEGE | KIRKLAND CLASS D | 10/2025 | 1011838- | 243.00 |
| 26-55098 | 10-1715 | TYLER TECHNOLOGIES | ONLINE UTILITY PYMTS | 10/2025 | 025-530268 | 11,296.25 |
| 26-55099 | 10-1715 | TYLER TECHNOLOGIES | NOTIFICATION CALLS | 10/2025 | 025-530816 | 266.40 |
| 26-54231 | 10-1749 | RK BLACK INC. | SHARP PRINTER | 10/2025 | IN1287053 | 20.68 |
| 26-55016 | 10-2660 | ODEQ WATER QUALITY DIV | ADAMS CLASS D | 10/2025 | OE 4553993 | 62.00 |
| 26-55018 | 10-2660 | ODEQ WATER QUALITY DIV | KIRKLAND CLASS D | 10/2025 | OE 4553992 | 62.00 |
| 26-55095 | 10-4249 | YMCA OF GREATER OKC | MEMBERSHIP | 10/2025 | 7063433-0-10-2025 | 19.00 |
| DEPARTMENT TOTAL: | | | | | | 16,229.04 |
| DEPARTMENT: 08.1 PUBLIC WORKS - ADMIN | | | | | | |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 402.90 |
| 26-54777 | 10-005350 | FORCE PERSONNEL | TEMP HELP FOR ADIMINISTRA | 10/2025 | 84801 | 1,950.13 |
| 26-54704 | 10-006257 | BH SECURITY, LLC | SECURITY CAMERAS FOR PW | 10/2025 | 258275318 | 54.99 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 341.90 |
| 26-54707 | 10-3042 | ACCURATE ENVIRONMENTAL | DEQ REQUIRES TESTING | 10/2025 | HI25104 | 408.00 |
| DEPARTMENT TOTAL: | | | | | | 3,157.92 |
| DEPARTMENT: 08.3 PUBLIC WORKS - SANIT | | | | | | |
| 26-54819 | 10-005350 | FORCE PERSONNEL | TEMP HELP | 10/2025 | 84800 | 3,058.86 |
| 26-55104 | 10-005350 | FORCE PERSONNEL | TEMP HELP SANITATION | 10/2025 | 84873 | 3,772.12 |
| 26-54006 | 10-0202 | WASTE CONNECTIONS, INC | 1ST QUARTER ROLLOFF FEES | 10/2025 | 3647163V013 | 6,566.56 |
| 26-55110 | 10-0812 | J & R EQUIPMENT LLC | UNIT 93 | 10/2025 | WO#70269 | 1,036.80 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 4,153.86 |
| 26-54753 | 10-1276 | RON'S SPORTS WORLD INC | PPE SHIRTS | 10/2025 | 26-54753 | 446.00 |
| 26-55061 | 10-1551 | UNITED ENGINES, LLC | UNIT 98 | 10/2025 | 4143349 | 2,519.46 |
| 26-55059 | 10-1796 | H.O.W. RUBBER, INC. | HOSE'S UNIT 95 | 10/2025 | H18208 | 595.72 |
| 26-54007 | 10-4012 | WASTE CONNECTIONS, INC | 1ST QUARTER ROLLOFF FEES | 10/2025 | 32687E012 | 28,678.25 |
| 26-54008 | 10-4208 | OKLAHOMA CITY TREASURY | HAZARDOUS FEES | 10/2025 | 100925 | 1,501.00 |
| 26-55047 | 10-4352 | MCBRIDE CLINIC | DRUG SCREEN | 10/2025 | 20251001 | 64.00 |
| DEPARTMENT TOTAL: | | | | | | 52,392.63 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|--|-----------|----------------------------|--------------------------|---------|------------------|-----------|
| DEPARTMENT: 08.4 PUBLIC WORKS - MAINT | | | | | | |
| 26-55084 | 10-005992 | AEG PETROLEUM | ANTI FREEZE | 10/2025 | 948698 | 205.65 |
| 26-55025 | 10-0225 | GENUINE PARTS | SUPPLIES FOR STOCK | 10/2025 | 099211 | 143.99 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 206.85 |
| DEPARTMENT TOTAL: | | | | | | 556.49 |
| DEPARTMENT: 12.0 UTILITY - WATER PLANT | | | | | | |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 380.14 |
| 26-55042 | 10-005321 | AMAZON CAPITAL SERVICES, | INFITTINGS FOR BLEACH | 10/2025 | 2342644 | 372.09 |
| 26-54243 | 10-005900 | TEIM DESIGN GROUP, PLLC | GAC FILTER | 10/2025 | 13540 | 9,688.69 |
| 26-55088 | 10-006292 | LARRY KENT STINCHCOMB | LIVINWATER LEASE #3 | 10/2025 | 2025 WATER LEASE | 3,427.38 |
| 26-55079 | 10-0251 | BUSBY PUMP & SUPPLY, LLC | WELL 25 | 10/2025 | 12020 | 4,136.50 |
| 26-54997 | 10-0948 | MIDCO LABORATORY | STANDARD VERSENATE | 10/2025 | 20250930 | 282.00 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 3,740.00 |
| 26-54918 | 10-1276 | RONS SPORTS WORLD INC | PPE SHIRTS WTP | 10/2025 | 00175 | 765.00 |
| 26-55040 | 10-1622 | WESTLAKE ACE HARDWARE | SPRAY NOZZEL WATER PLANT | 10/2025 | 3505113 | 17.99 |
| 26-55046 | 10-1622 | WESTLAKE ACE HARDWARE | SAW BLADE AND GREASEGUN | 10/2025 | 3505115 | 71.97 |
| 26-55057 | 10-1622 | WESTLAKE ACE HARDWARE | MURIATIC ACID | 10/2025 | 3505121 | 99.90 |
| 26-55091 | 10-1622 | WESTLAKE ACE HARDWARE | GLUE AND PVC PIPE | 10/2025 | 3505138 | 30.98 |
| 26-54707 | 10-3042 | ACCURATE ENVIRONMENTAL | DEQ REQUIRES TESTING | 10/2025 | HI25105 | 1,000.00 |
| 26-55045 | 10-3042 | ACCURATE ENVIRONMENTAL | WELL LEGAL EXPENSES | 10/2025 | HJ02091 | 350.00 |
| 26-55105 | 10-3196 | IMAGENET CONSULTING, LLC | NEW WORKSTATIONS | 10/2025 | INV1391921 | 300.00 |
| 26-55002 | 10-3487 | AIRGAS USA, LLC | 20 TONS OF LIQUID CO2 | 10/2025 | 9165506255 | 6,320.92 |
| 26-54718 | 10-3919 | MISSISSIPPI LIME | 25 TONS OF LIME | 10/2025 | CD136739 | 10,468.47 |
| 26-55112 | 10-3919 | MISSISSIPPI LIME | 25 TONS OF LIME | 10/2025 | CD140270 | 10,481.01 |
| DEPARTMENT TOTAL: | | | | | | 51,933.04 |
| DEPARTMENT: 12.1 UTILITY - WATER LINE | | | | | | |
| 26-54704 | 10-006257 | BH SECURITY, LLC | SECURITY CAMERAS FOR PW | 10/2025 | 258275318 | 91.47 |
| 26-55074 | 10-1066 | OKLAHOMA CONTRACTOR'S | SUPPLGATE VL EAGLELANE | 10/2025 | 0386393-IN | 660.00 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 3,562.00 |
| 26-54758 | 10-1276 | RONS SPORTS WORLD INC | PPE SHIRTS | 10/2025 | 26-54758 | 40.00 |
| 26-54965 | 10-2557 | CORE & MAIN LP | METER BOXES | 10/2025 | CNV1000014650 | 726.25 |
| 26-55062 | 10-2557 | CORE & MAIN LP | 2 INCH CLAMP | 10/2025 | CNV1000014921 | 390.00 |
| DEPARTMENT TOTAL: | | | | | | 5,469.72 |

| P.O.# | VENDOR # | NAME | SUMMARY DESCRIPTION | DATE | INVOICE | AMOUNT |
|-------------------|-----------|----------------------------|---------------------------|---------|----------------|--------------|
| DEPARTMENT: 12.2 | | UTILITY - SEWER | | | | |
| 26-54502 | 10-005156 | COX COMMUNICATIONS INC. | MNTHLY PHONE SVC. | 10/2025 | 20251001 | 284.58 |
| 26-54903 | 10-006228 | NATIONAL TANK & EQUIPMENT | L6 INCH PUMP | 10/2025 | 431939-0002 | 3,991.25 |
| 26-54704 | 10-006257 | BH SECURITY, LLC | SECURITY CAMERAS FOR PW | 10/2025 | 258275318 | 91.46 |
| 26-54905 | 10-0696 | HAYNES EQUIPMENT CO INC | DX & POSSIBLE REPAIR FLOA | 10/2025 | INV8132050 | 136.50 |
| 26-54852 | 10-1085 | OKLAHOMA MUNICIPAL ASSURAN | LIABILITY 1ST QTR | 10/2025 | 20251101- | 6,273.00 |
| 26-54758 | 10-1276 | RON'S SPORTS WORLD INC | PPE SHIRTS | 10/2025 | 26-54758 | 40.00 |
| 26-55026 | 10-1622 | WESTLAKE ACE HARDWARE | CONCRETE | 10/2025 | 3505110 | 11.98 |
| 26-54498 | 10-1785 | BETHANY-WARR ACRES PWA | SEWER PROCESSING | 10/2025 | SEPTEMBER 2025 | 174,989.75 |
| DEPARTMENT TOTAL: | | | | | | 185,818.52 |
| DEPARTMENT: 97.0 | | DEBT SERVICE | | | | |
| 26-54507 | 10-3436 | BANCFIRST | 2013 REVENUE NOTE | 10/2025 | 20251101 | 6,149.00 |
| DEPARTMENT TOTAL: | | | | | | 6,149.00 |
| FUND TOTAL: | | | | | | 405,039.69 |
| GRAND TOTAL: | | | | | | 1,785,472.55 |

BETHANY PUBLIC WORKS AUTHORITY

From: Elizabeth Gray
Date: 8/14/25
Subject: Bulk Waste Pickup Presentation, Discussion and Possible Action

BACKGROUND

This item is presented at the request of Mayor Sandoval. In December of 2021, the council requested revisiting the budget, operations and schedule for bulk waste pickup. Following the presentation and much discussion, it was determined that operations and funds could handle two pickups per year and two free landfill days per year. The bulk waste pickup now alternates starting locations between the north and south sides of town.

Regarding resources: The Bulk Waste Pickup events are staffed primarily by personnel from the Parks Division and the Streets Division. In 2018, when four pickup dates per year were proposed, there were 11 park department positions budgeted, whereas today there are six budgeted positions. Also in 2018, there were 10 budgeted street employees and today there are seven. These 13 employees spend about a month and a half on big trash pickup annually. Two employees spend two Saturdays per year on Free landfill days.

Staff have received various feedback. Many residents want to increase the bulk waste pickup events per year, while some have expressed the opposite due to the fact they don't really use the service and do not want debris by the curbside more often. If council decides more pickup days are warranted, then funding for additional pickup days and 3 additional employees need to be identified. Staff has updated the presentation and is ready and willing to proceed in the manner directed by council.

RECOMMENDATION

1. As council decides.



ADDITIONAL COMMENTS

If charges were to be placed as a separate line item on the bill currently at 2 pickups per year, the cost would be approx. \$5.30 per month per resident. If 3 pickups per year the cost per month would increase to approx. \$9.75 per month per resident. None of these costs include administrative or utility billing time.

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BETHANY HOSPITAL TRUST MEETING

BETHANY CITY HALL

TUESDAY, OCTOBER 7, 2025

6:30 P.M.

| | | |
|------------------|------------------|----------------------|
| MEMBERS PRESENT: | Amanda Sandoval | Chairman |
| | Peter Plank | Vice-Chairman |
| | Chris Powell | Trustee |
| | Aja Triana | Trustee |
| | Kathy Larsen | Trustee |
| | Chandra Ford | Trustee |
| | Brian Magirowsky | Trustee |
| MEMBERS ABSENT: | Burt Falkner | Trustee |
| | Ken Smart | Trustee |
| OTHERS PRESENT: | Elizabeth Gray | City Manager |
| | Ray Jones | City Attorney |
| | Michael Vaughn | City Clerk/Treasurer |
| | Lesa LaMar | Deputy City Clerk |
| | Jack Stewart | State Senator |
| | (See Roster) | |

Chairman Sandoval called the Bethany Hospital Trust meeting to order at 7:24 P.M.

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

- A. APPROVAL OF MINUTES FROM SEPTEMBER 16, 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 Ford, seconded by Trustee Triana to approve the consent docket. Yes votes: Plank, Larsen, Magirowsky, Triana, Plank, Sandoval, Powell. No Votes: None. Motion approved.

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

None

ITEM NO. 3 on the agenda was **ADJOURN UNTIL OCTOBER 21, 2025.**

Chairman Sandoval adjourned the Bethany Hospital Trust meeting at 7:24 P.M. until October 21, 2025.

SECRETARY

CHAIRMAN

BETHANY HOSPITAL TRUST

From: Michael Vaughn, Finance Director
Date: October 16, 2025
Subject: Claims list for the 10/21/2025 Bethany Hospital Trust Meeting

BETHANY HOSPITAL TRUST

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

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

| FUND | AMOUNT |
|--------------------------------|------------------------|
| General Operations Fund | \$ 1,380,432.86 |
| Bethany Public Works Authority | \$ 405,039.69 |
| Bethany Hospital Trust | \$ - |
| Bethany Development Authority | \$ - |
| TOTAL | \$ 1,785,472.55 |

RECOMMENDATION

1. Approve claims as presented.



NOTICE: On Thursday October 2nd, 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 DEVELOPMENT AUTHORITY

BETHANY CITY HALL

TUESDAY, OCTOBER 7, 2025

6:30 P.M.

- | | | |
|------------------|------------------|----------------------|
| MEMBERS PRESENT: | Amanda Sandoval | Chairman |
| | Peter Plank | Vice-Chairman |
| | Chris Powell | Trustee |
| | Aja Triana | Trustee |
| | Kathy Larsen | Trustee |
| | Chandra Ford | Trustee |
| | Brian Magirowsky | Trustee |
| MEMBERS ABSENT: | Burt Falkner | Trustee |
| | Ken Smart | Trustee |
| 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 7:24 P.M.

ITEM NO. 1 on the agenda was CONSENT DOCKET:

- A. APPROVAL OF MINUTES FROM SEPTEMBER 16, 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 Ford, seconded by Trustee Triana to approve the consent docket. Yes votes: Larsen, Plank, Sandoval, Magirowsky, Ford, Powell, Triana. No votes: None. Motion passed.

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

None

ITEM NO. 3 on the agenda was **ADJOURN UNTIL OCTOBER 21, 2025**.

Chairman Sandoval adjourned the Bethany Development Authority meeting at 7:25 P.M. until October 21, 2025.

SECRETARY

CHAIRMAN

BETHANY DEVELOPMENT AUTHORITY

From: Michael Vaughn, Finance Director
Date: October 16, 2025
Subject: Claims list for the 10/21/2025 Bethany Development Authority Meeting

BETHANY DEVELOPMENT AUTHORITY

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

ENTERPRISE-WIDE SUMMARY OF ALL CLAIMS:

| FUND | AMOUNT |
|--------------------------------|------------------------|
| General Operations Fund | \$ 1,380,432.86 |
| Bethany Public Works Authority | \$ 405,039.69 |
| Bethany Hospital Trust | \$ - |
| Bethany Development Authority | \$ - |
| TOTAL | \$ 1,785,472.55 |

RECOMMENDATION

1. Approve claims as presented.

